



**2007 Annual Report
Tax Increment Financing Projects in Missouri
February 1, 2008**

All information is obtained from reports submitted by the authorizing municipalities. The Department of Economic Development does not endorse the accuracy of the information submitted.

1. Number of Projects Reporting: 291

(a) "Blighted" designation:	198 projects
(b) "Conservation Area" designation:	59 projects
(c) "Economic Development Area" designation:	14 projects
(d) "Blighted and Economic Development Area" designation:	12 projects
(e) "Blighted, Conservation Area, Economic Development Area" designation:	2 projects
(f) "Conservation and Economic Development Area" designation:	1 project
(g) "Blighted and Conservation Area" designation:	3 projects
(h) Status not designated in report:	2 projects

2. Number of different municipalities reporting: 55

(a) Cities:	51
(b) Counties:	4

3. Number of new jobs:

(a) 108,465 estimated
(b) 50,164 created to date

4. Number of retained jobs:

(a) 30,805 estimated
(b) 29,472 retained to date

5. Total PILOTS and EATs received since inception: \$ 697,524,090.66

6. Total anticipated TIF-reimbursable project costs: \$ 4,991,302,337.23

7. Total anticipated project costs: \$17,137,589,871.64

8. Total expenditures for TIF-eligible project costs by category:

(a) Public infrastructure:

Since Inception: \$ 413,863,175.89
Report Period: \$ 67,623,122.56

(b) Site development:

Since Inception: \$ 245,290,203.82
Report Period: \$ 21,120,674.87

(c) Rehabilitation of existing buildings:

Since Inception: \$ 70,480,743.91
Report Period: \$ 14,202,510.72

(d) Acquisition of land or buildings:

Since Inception: \$ 159,853,896.85
Report Period: \$ 7,243,196.16

(e) Other (includes professional fees, financing costs, leasing fees, landscaping fees, planning and others not listed above):

Since Inception: \$ 325,789,477.76
Report Period: \$ 103,089,525.39

(f) P & I payments on outstanding bonded debt:

Since Inception: \$ 313,345,667.86
Report Period: \$ 94,788,430.39

(g) Reimbursement to developers for eligible costs:

Since Inception: \$ 384,021,194.31
Report Period: \$ 68,279,421.18

(h) Reimbursement to municipalities for eligible costs:

Since Inception: \$ 77,770,774.26
Report Period: \$ 11,974,964.16

8. Original assessed real property value of project: \$ 491,204,027.00

9. Assessed real property value at end of reporting period: \$ 762,694,108.00

10. Assessed real property value at district termination: \$ 3,842,158,530.00

Arnold

Arnold Triangle Redevelopment Area

Contact Agency: Arnold
Contact Phone: 636-282-2383
Developer(s): THF Arnold Triangle Development, LLC
Senate District: 22
House District: 101
Original Date Plan/Project 9/15/2005
Plan Description:
Redevelop 50 acres of existing commercial and residential development

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected: 300 Actual to Date:

Number of Retained Jobs:

Projected: 5 Actual to Date: 5

Arnold

Arnold Triangle Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 8/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$10,000,000.00

Project Implementation Costs: \$11,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$21,000,000.00

Anticipated TOTAL Project Costs: \$78,000,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Atchison County
Exit 110 TIF Plan

Contact Agency: Atchison County

Contact Phone: (660) 744-6214

Developer(s): Graybill Tire & Repair, Inc.

Senate District: 12

House District: 004

Original Date Plan/Project

5/24/2005

Plan Description:

Extend necessary infrastructure to the site for construction of a full service truck repair & servicing facility

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	3	Actual to Date:	10
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Number of Retained Jobs:

Projected:	25	Actual to Date:	25
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Atchison County
Exit 110 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2.86 As of: 12/31/2006

Payments in Lieu of Taxes:

Total received since inception: \$11,451.66 Amount on Hand: \$2.86

Economic Activity Taxes:

Total received since inception: \$5,013.12 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$114,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$36,000.00

Other: \$5,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$155,000.00

Anticipated TOTAL Project Costs: \$645,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Ballwin

Ballwin Town Center TIF

Contact Agency: Ballwin

Contact Phone: 636-227-8580

Developer(s): The Bedrin Organization

Senate District: 2

House District: 88

Original Date Plan/Project

10/11/1999

Plan Description:

Finance public improvements identified in the redevelopment plan as necessary to remove impediments to redevelopment in the area.

Plan/Project Fully operational

Area Type: Conservation, Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs

Number of New Jobs:

Projected:

Actual to Date:

455

Number of Retained Jobs:

Projected:

Actual to Date:

Ballwin

Ballwin Town Center TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$58,797.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$3,123,212.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,800,052.00 Amount on Hand: \$58,797.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$13,665,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Bonne Terre

Highway 47/67 TIF District Development

Contact Agency: Bonne Terre
Contact Phone: 573-358-2254
Developer(s): The Orchard, LC
Senate District: 20
House District: 107

Original Date Plan/Project

7/14/1998

Plan Description:

Extend water sewer & stormwater utilities, streets, curbs & gutters infrastructure improvements; environmental cleanup and acquisition of property for the purchase of a small business incubator site.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	500	Actual to Date:	85
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Number of Retained Jobs:

Projected:	85	Actual to Date:	85
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Bonne Terre

Highway 47/67 TIF District Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,803.78 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$122,625.30 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$64,324.18 Amount on Hand: \$14,803.78

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,122,246.00

Property Acquisition and Relocation Costs: \$240,000.00

Project Implementation Costs: \$1,425,000.00

Other: \$400,000.00

Other: \$522,754.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,710,000.00

Anticipated TOTAL Project Costs: \$41,893,792.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Branson

Branson Hills Redevelopment Project

Contact Agency: Branson

Contact Phone: 417-337-8538

Developer(s): Ozark Diversied Development Company

Senate District: 29

House District: 141

Original Date Plan/Project

7/12/2004

Plan Description:

Construction of of approximately 796,824sf retail space for a Home Depot, Target, TJ Maxx, Kohls Department Store, Wal-Mart, Sam's Club and 13 outparcels.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly/relocation costs

Number of New Jobs:

Projected:	750	Actual to Date:	300
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Branson

Branson Hills Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$452,704.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$452,704.00 Amount on Hand: \$452,704.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$24,865,799.00

Property Acquisition and Relocation Costs: \$19,234,509.00

Project Implementation Costs: \$3,899,692.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$48,000,000.00

Anticipated TOTAL Project Costs: \$119,495,634.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Branson

Branson Landing Redevelopment Project

Contact Agency: Branson
Contact Phone: 417-337-8538
Developer(s): HCW Development Company, LLC
Senate District: 29
House District: 141

Original Date Plan/Project

1/27/2003

Plan Description:

Public improvements to the site include construction of approximately 220,000sf convention center, a new town square and themed boardwalk along Lake Taneycomo, multi-level parking and related infrastructure to support private investment of nearly \$1/2 BB.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and parcel assembly/relocation costs

Number of New Jobs:

Projected:	2500	Actual to Date:	2500
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Branson

Branson Landing Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,074,076.96 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,074,076.96 Amount on Hand: \$5,074,076.96

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$36,974,980.00

Property Acquisition and Relocation Costs: \$39,019,548.00

Project Implementation Costs: \$0.00

Other: \$55,345,520.00

Other: \$17,100,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$145,110,505.00

Anticipated TOTAL Project Costs: \$145,110,505.00

Financing Method: TIF Bond; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Branson

Branson Meadows TIF 1995

Contact Agency: Branson
Contact Phone: 417-337-8538
Developer(s): Marvin & Ivoree Motley
Senate District: 29
House District: 141

Original Date Plan/Project

8/28/1995

Plan Description:

Cure conditions of blight by creating adequate street layout, utilities and other site improvements to encourage orderly development, private investment, eliminate traffic problems in the area, install, reconstruct relocate streets essential to developmen

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	500
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Branson

Branson Meadows TIF 1995

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$181,000.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,291,790.00 Amount on Hand: \$181,000.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,200,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$4,644,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,844,000.00

Anticipated TOTAL Project Costs: \$11,844,000.00

Financing Method: TIF Bond; Other Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 13

Bridgeton

Wellston Heights Redevelopment Area

Contact Agency: Bridgeton

Contact Phone: 314-739-7500

Developer(s): The Home Depot

Senate District: 7 & 14

House District: 76 & 78

Original Date Plan/Project

10/5/1997

Plan Description:

Development of a 130,000sf Home Depot store with additional retail space of 83,000sf.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected: 220 Actual to Date: 220

Number of Retained Jobs:

Projected: Actual to Date:

Bridgeton

Wellston Heights Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,966,730.63 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,563,420.86 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$37,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Camdenton

Oak Ridge Redevelopment Area

Contact Agency: Camdenton

Contact Phone: 573-346-3600

Developer(s): Oak Ridge Landing Development Company

Senate District: 33

House District: 155

Original Date Plan/Project

3/6/2007

Plan Description:

Construction of approximately 764,000sf retail space with related parking, utilities and other necessary site infrastructure

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

800 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Camdenton
Oak Ridge Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,577,725.00

Property Acquisition and Relocation Costs: \$5,528,181.00

Project Implementation Costs: \$2,741,774.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,847,678.00

Anticipated TOTAL Project Costs: \$119,692,880.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Cameron

Crossroads Development Plan TIF

Contact Agency: Cameron

Contact Phone: 816-632-2177

Developer(s):

Senate District:

House District:

Original Date Plan/Project

Plan Description:

Development of the Crossroads Shopping Center and related public infrastructure.

Plan/Project Not stated

Area Type: Not Stated

But for Determination:

Not stated

Number of New Jobs:

Projected:

Actual to Date:

500

Number of Retained Jobs:

Projected:

Actual to Date:

Cameron

Crossroads Development Plan TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$479,409.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,395,281.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,249,000.00

Property Acquisition and Relocation Costs:

Project Implementation Costs:

Other:

Other:

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$5,649,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Cape Girardeau County
Highway 177 TIF District

Contact Agency: Cape Girardeau County

Contact Phone:

Developer(s): Nordenia USA, Inc.

Senate District: 27

House District: 157, 158, 160

Original Date Plan/Project

6/14/1990

Plan Description:

To provide basic infrastructure to support 120,000sf industrial plant and supply potable water

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:

200 Actual to Date:

400

Number of Retained Jobs:

Projected:

Actual to Date:

Cape Girardeau County
Highway 177 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/1/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,300,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$16,700,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 18

Carrollton

NE Hwy 65 & Municipal Drive Phase 1 & 2 R.P. TIF

Contact Agency: Carrollton

Contact Phone: 660-542-1414

Developer(s): TNT Investments / Agro International

Senate District: 12

House District: 7

Original Date Plan/Project

11/6/1997

Plan Description:

Phase I Conoco completed; Phase II Super 8 Hotel completed except relocation of the Pizza Hut.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development; required parcel ass'y and/or relo costs

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Carrollton

NE Hwy 65 & Municipal Drive Phase 1 & 2 R.P. TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,822.68 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$4,822.68

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Charleston

I-57 Redevelopment Area

Contact Agency: Charleston
Contact Phone: 573-683-3325

Developer(s):

Senate District: 27

House District: 161

Original Date Plan/Project

4/13/2007

Plan Description:

Facilitate new development in the area, construct necessary public and private improvements and assist in the relocation of existing businesses

Plan/Project Seeking developer

Area Type: Not stated

But for Determination:

Not stated

Number of New Jobs:

Projected: 95 Actual to Date: 61

Number of Retained Jobs:

Projected: 50 Actual to Date: 50

Charleston

I-57 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,095.17 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$124,563.03 Amount on Hand: \$2,095.17

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Crestwood

Crestwood Point

Contact Agency: Crestwood
Contact Phone: 314-729-4797
Developer(s): THF Crestwood Point Development, LLC
Senate District: 1
House District: 94 & 95
Original Date Plan/Project 12/28/1998
Plan Description:
Redevelop a deteriorated commercial strip with an 88,000sf Kohl's Department Store

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected: 145 Actual to Date: 122

Number of Retained Jobs:

Projected: Actual to Date:

Crestwood
Crestwood Point

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$276,997.57 As of: 12/31/2006

Payments in Lieu of Taxes:

Total received since inception: \$230,968.88 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$745,970.29 Amount on Hand: \$276,997.57

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$325,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$260,000.00

Other: \$600,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,285,000.00

Anticipated TOTAL Project Costs: \$14,529,268.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8

Des Peres

Manchester/Ballas Redevelopment Project

Contact Agency: Des Peres

Contact Phone: 314-835-6113

Developer(s): Westfield of America, LLC

Senate District: 24

House District: 94

Original Date Plan/Project

12/18/1997

Plan Description:

Demolition of the obsolete 500,000sf West County Mall and replace with the new 1.2 million sf West County Mall including all necessary new public infrastructure improvements

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support redevelopment

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Des Peres

Manchester/Ballas Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2006

Payments in Lieu of Taxes:

Total received since inception: \$11,861,446.34 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,638,628.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$300,000,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

Desloge

Highway 67 TIF District

Contact Agency: Desloge
Contact Phone: 573-431-7062

Developer(s):

Senate District: 20

House District: 107

Original Date Plan/Project

4/28/1997

Plan Description:

Construction of a connector road between Highley Lane and State Route 8 (extension of N. Desloge Dr.) west of US Hwy 67, a water well and 650,000 gallon standpipe at the location, also eventual construction of an outer road on the east side of US Hwy 67.

Plan/Project Seeking developer

Area Type: Blight

But for Determination:

Project required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	50	Actual to Date:	325
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Number of Retained Jobs:

Projected:	50	Actual to Date:	225
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Desloge

Highway 67 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12.02 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,122,319.41 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,460,250.41 Amount on Hand: \$12.02

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,900,000.00

Property Acquisition and Relocation Costs: \$440,144.00

Project Implementation Costs: \$382,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,722,144.00

Anticipated TOTAL Project Costs: \$2,722,144.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Eureka

Eureka South I-44 Redevelopment Area TIF

Contact Agency: Eureka
Contact Phone: 636-938-5233
Developer(s): JBA Eureka, LLC
Senate District: 26
House District: 89

Original Date Plan/Project

8/16/2005

Plan Description:

Mixed-use development consisting of 1037 single family homes from \$200K - \$550K, 212 single family homes from \$300K - \$550K, two 'big box' retail stores, an overpass connecting to the Allenton-Six Flags interchange on I-44 and supporting infrastructure.

Plan/Project Under construction
Area Type: Blight, Economic Development
But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected: 300 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Eureka

Eureka South I-44 Redevelopment Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$414.30 As of: 8/15/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$414.30 Amount on Hand: \$414.30

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,500,000.00

Property Acquisition and Relocation Costs: \$9,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$35,000,000.00

Anticipated TOTAL Project Costs: \$534,230,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Excelsior Springs

Paradise Playhouse TIF

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s):

Senate District: 17

House District: 36

Original Date Plan/Project

1/25/1999

Plan Description:

Construction of a dinner theater on vacant lot in downtown Excelsior Springs

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Excelsior Springs

Paradise Playhouse TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,120.00 As of: 9/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$168,792.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$19,400.00 Amount on Hand: \$1,120.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Excelsior Springs

Price Chopper TIF

Contact Agency: Excelsior Springs
Contact Phone: 816-630-0760
Developer(s): Associated Wholesale Grocers
Senate District: 17
House District: 36

Original Date Plan/Project

6/20/1994

Plan Description:

Public improvements to MO-10 Hwy and site preparation, etc for construction of a new, 60,000sf Price Chopper grocery store

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

Number of New Jobs:

Projected:	25	Actual to Date:	103
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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Excelsior Springs

Price Chopper TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$449,879.00 As of: 9/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$979,575.00 Amount on Hand: \$102,590.00

Economic Activity Taxes:

Total received since inception: \$3,043,541.00 Amount on Hand: \$347,289.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 6

Excelsior Springs

Vintage Plaza TIF

Contact Agency: Excelsior Springs
Contact Phone: 816-630-0760
Developer(s): CHAP Land Company, LLC
Senate District: 17
House District: 36

Original Date Plan/Project

5/6/2002

Plan Description:

Phase I; installation of a traffic signal at U.S. 69 & Vintage Road, construction of acceleration/deceleration lanes; Phase II; Extension of Vintage Dr. and related storm sewers; Phase IV; realignment of McCleary Road

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

Number of New Jobs:

Projected:	Actual to Date:	59
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Number of Retained Jobs:

Projected:	25 Actual to Date:	25
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Excelsior Springs
Vintage Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$20,286.00 As of: 9/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$2,876.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$56,897.00 Amount on Hand: \$20,286.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$741,226.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: \$85,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$866,226.00

Anticipated TOTAL Project Costs: \$26,860,080.00

Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Excelsior Springs

Wal-Mart/Elms TIF

Contact Agency: Excelsior Springs
Contact Phone: 816-630-0760
Developer(s): Multiple developers
Senate District: 17
House District: 36

Original Date Plan/Project

11/28/1994

Plan Description:

Phase I Extension of sewer line to the Wal-Mart site and hwy intersection improvements; Phase 3A property acquisition pursuant to private development of several properties and historic renovation of Elms Hotel; Phase IV construction of infrastructure impr

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public investment to remedy existing inadequate conditions, required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	150	Actual to Date:	20
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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Excelsior Springs

Wal-Mart/Elms TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$638,611.00 As of: 9/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$1,900,715.00 Amount on Hand: \$223,750.00

Economic Activity Taxes:

Total received since inception: \$5,164,082.00 Amount on Hand: \$414,861.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Fenton

Dierberg's Fenton Crossing Project

Contact Agency: Fenton

Contact Phone: 636-343-2080

Developer(s): Sansone Group

Senate District: 15

House District: 95

Original Date Plan/Project

10/19/1998

Plan Description:

Redevelopment of the site to construct a retail shopping center

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

100 Actual to Date:

100

Number of Retained Jobs:

Projected:

Actual to Date:

Fenton

Dierberg's Fenton Crossing Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2006

Payments in Lieu of Taxes:

Total received since inception: \$1,779,865.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,495,756.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,310,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,460,000.00

Anticipated TOTAL Project Costs: \$25,450,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Fenton

Gravois Bluffs Redevelopment Project

Contact Agency: Fenton
Contact Phone: 636-343-2080
Developer(s): GJ Grewe, Inc.
Senate District: 15
House District: 95

Original Date Plan/Project

10/19/1998

Plan Description:

Redevelopment of the site to construct a retail shopping center, entertainment and office facilities, and improvements to Highways 30 and 141 in the area of the development

Plan/Project Fully operational

Area Type: Blight, Economic Development

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	2050	Actual to Date:	2500
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Number of Retained Jobs:

Projected:	300	Actual to Date:	300
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Fenton

Gravois Bluffs Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,539.00 As of: 12/31/2006

Payments in Lieu of Taxes:

Total received since inception: \$10,495,025.00 Amount on Hand: \$10,539.00

Economic Activity Taxes:

Total received since inception: \$25,738,137.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$39,900,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$275,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$40,275,000.00

Anticipated TOTAL Project Costs: \$164,700,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Gladstone

Gladstone Plaza TIF Plan

Contact Agency: Gladstone
Contact Phone: 816-423-4108
Developer(s): Gale Communities
Senate District: 17
House District: 33, 38

Original Date Plan/Project

10/24/2005

Plan Description:

Demolition of existing structures and construction of approximately 216,000sf retail development with all necessary utility storm water and parking infrastructure

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected: 200 Actual to Date:

Number of Retained Jobs:

Projected: 40 Actual to Date:

Gladstone
Gladstone Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: \$2,977,275.00
Property Acquisition and Relocation Costs: \$2,158,000.00
Project Implementation Costs: \$1,043,691.00
Other: \$0.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,182,966.00

Anticipated TOTAL Project Costs: \$34,352,003.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Hannibal

Riverbend TIF

Contact Agency: Hannibal

Contact Phone: 573-221-0111

Developer(s): THF Realty, Inc.

Senate District:

House District:

Original Date Plan/Project

6/2/1998

Plan Description:

Extend Diamond Boulevard using city construction crews into the Huck Finn Shopping Center and related public infrastructure improvements.

Plan/Project Fully operational

Area Type: Economic Development

But for Determination:

Required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Hannibal

Riverbend TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,192.37 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,032,512.36 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,448,887.57 Amount on Hand: \$2,192.37

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,745,000.00

Property Acquisition and Relocation Costs: \$225,000.00

Project Implementation Costs: \$15,000.00

Other: \$40,000.00

Other: \$925,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,950,000.00

Anticipated TOTAL Project Costs: \$21,324,371.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Hermann

Frene Creek TIF District

Contact Agency: Hermann

Contact Phone: 573-486-5400

Developer(s):

Senate District: 16

House District: 112

Original Date Plan/Project

6/24/1996

Plan Description:

Improvements to flood and drainage control infrastructure, water & sewer extensions and improvements, street and access improvements and parcel assembly

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	25	Actual to Date:	40
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Number of Retained Jobs:

Projected:	20	Actual to Date:	20
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Hermann

Frene Creek TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$186,057.94 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$403,263.74 Amount on Hand: \$74,323.18

Economic Activity Taxes:

Total received since inception: \$620,199.97 Amount on Hand: \$111,634.76

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,304,227.34

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$86,973.88

Other: \$49,627.19

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,440,828.41

Anticipated TOTAL Project Costs: \$1,489,620.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 6

Higginsville

First Amended I-70 Interchange Plan Project 1

Contact Agency: Higginsville

Contact Phone: 660-584-2106

Developer(s): Pilot Travel Centers, LLC / Williams Travel Center

Senate District: 21

House District: 122

Original Date Plan/Project

6/7/1999

Plan Description:

Extension of necessary utilities, demolition and other site prep for construction of a Pilot Travel Center facility

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

100 Actual to Date:

82

Number of Retained Jobs:

Projected:

Actual to Date:

Higginsville

First Amended I-70 Interchange Plan Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$405,249.55 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$281,230.31 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$707,100.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$116,500.00

Other: \$803,280.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,626,880.00

Anticipated TOTAL Project Costs: \$8,100,000.00

Financing Method: Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Higginsville

First Amended I-70 Interchange Plan Project 2

Contact Agency: Higginsville
Contact Phone: 668-584-2106
Developer(s): Branson & Sons, Inc.
Senate District: 21
House District: 122

Original Date Plan/Project

6/7/1999

Plan Description:

Extension and construction or improvement of necessary utilities, roadways, etc for construction of a convenience store with fuel pumps

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	4	Actual to Date:	6
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Number of Retained Jobs:

Projected:		Actual to Date:	4
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Higginsville

First Amended I-70 Interchange Plan Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$33,277.47

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$49,386.35

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$195,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$69,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$264,000.00

Anticipated TOTAL Project Costs: \$1,226,000.00

Financing Method: Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Hillsboro

North Highway 21 Redevelopment Area

Contact Agency: Hillsboro

Contact Phone: 636-797-3334

Developer(s):

Senate District: 22

House District: 110

Original Date Plan/Project

7/20/1998

Plan Description:

Extend and construct waste water system to serve the 225 acres within the TIF district for the purpose of preparing the land for residential and commercial development

Plan/Project Fully operational

Area Type: Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

Number of New Jobs:

Projected: 30 Actual to Date: 45

Number of Retained Jobs:

Projected: Actual to Date:

Hillsboro

North Highway 21 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/4/2007

Payments in Lieu of Taxes:

Total received since inception: \$175,039.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$276,922.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$362,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$362,000.00

Anticipated TOTAL Project Costs: \$362,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 0

Independence

Bolger Square TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Erhart Development Company
Senate District: 11
House District: 52

Original Date Plan/Project

5/19/1997

Plan Description:

Provides assistance for development of two retail anchor tenants, a series of smaller retail establishments and five out-lots, resulting in 180,000sf of development which includes several adjacent tenants not in the TIF district.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	600	Actual to Date:	600
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Number of Retained Jobs:

Projected:	250	Actual to Date:	250
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Independence

Bolger Square TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,603,406.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$3,261,594.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,188,994.00 Amount on Hand: \$1,603,406.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,400,401.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$641,364.00

Other: \$161,000.00

Other: \$510,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,712,765.00

Anticipated TOTAL Project Costs: \$31,053,269.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 10

Independence

Cornerstone TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): CSI, LLC & Simon Property Group
Senate District: 11
House District: 54
Original Date Plan/Project

3/3/2003

Plan Description:

Site prep, storm drainage, street, parkscape and wetlands protection facilities for development of 420 apartment units with clubhouse, pool, fitness center & covered parking. Includes 7000sf restaurant on the site.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extrarodinary costs made project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected:	26	Actual to Date:	26
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Number of Retained Jobs:

Projected:	Actual to Date:
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Independence

Cornerstone TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$36,048.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$574,853.00 Amount on Hand: \$36,048.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,540,347.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,540,347.00

Anticipated TOTAL Project Costs: \$35,989,719.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

Independence

Crackerneck Creek TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Crackerneck Creek, LLC
Senate District: 11
House District: 56

Original Date Plan/Project

10/14/2004

Plan Description:

Site prep, property acquisition street and parkscape and all necessary infrastructure for construction of a 160,000sf Bass Pro Outdoor World retail store, restaurant, hotel, 500,000sf additional supporting retail and park, waterscape, walking trail.

Plan/Project Under construction
Area Type: Blight, Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support project.

Number of New Jobs:

Projected: 1092 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Independence

Crackerneck Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$43,001,419.0 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$64,042,964.00

Property Acquisition and Relocation Costs: \$7,282,000.00

Project Implementation Costs: \$2,233,434.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$73,558,398.00

Anticipated TOTAL Project Costs: \$171,308,865.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Independence

Eastland Center TIF Redevelopment Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Eastland Center Associates, LLC

Senate District: 11

House District: 56

Original Date Plan/Project

1/3/2000

Plan Description:

Mixed-use project consisting of a big-box retail store, specialty shopping, restaurants, hotel and office space

Plan/Project Fully operational

Area Type: Blight, Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 500 Actual to Date: 500

Number of Retained Jobs:

Projected: Actual to Date:

Independence

Eastland Center TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,342,629.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$5,276,950.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,409,625.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$40,348,000.00

Anticipated TOTAL Project Costs: \$254,002,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Independence

Golf Strategies (Drumm Farm) TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Golf Strategies, Inc.
Senate District: 11
House District: 52

Original Date Plan/Project

12/6/1999

Plan Description:

320 acre development including an 18-hole public golf course, clubhouse, maintenance buildings, surrounded by 145 single family villas and associated public utilities, facilities, infrastructure and flood control systems.

Plan/Project Under construction

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 30 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Independence

Golf Strategies (Drumm Farm) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$704,325.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$952,730.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$87,322.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,832,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,982,000.00

Anticipated TOTAL Project Costs: \$39,218,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Independence

Hartman Heritage Center TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Dial Realty Development Corporation

Senate District: 8

House District: 54

Original Date Plan/Project

5/18/1998

Plan Description:

Development of a hotel-convention center/restaurant with 200 guest rooms and 15,000sf meeting space; a 200,000sf retail center and out-parcel restaurant developments and office space

Plan/Project Fully operational

Area Type: Blight, Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 378 Actual to Date: 378

Number of Retained Jobs:

Projected: Actual to Date:

Independence

Hartman Heritage Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,314,015.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$4,659,238.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,496,741.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$22,181,000.00

Anticipated TOTAL Project Costs: \$113,026,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

Independence

Hy-Vee Center TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Hy-Vee Corporation
Senate District: 11
House District: 52

Original Date Plan/Project

7/15/2002

Plan Description:

10.23 acre including an 80,260sf Hy-Vee grocery store and 29,665sf ancillary retail space. Public infrastructure improvements include new signalization, road widening, access, sanitary sewers, water, etc

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Independence

Hy-Vee Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$119,105.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$307,434.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,353,147.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,372,751.00

Anticipated TOTAL Project Costs: \$7,716,273.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Independence

Independence Regional Medical Center TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Midwest Division IRHC, LLC
Senate District: 11
House District: 49
Original Date Plan/Project 12/6/2004
Plan Description:
Construction of a 257-bed hospital facility with ambulatory surgery center and medical office building

Plan/Project Fully operational
Area Type: Blight, Economic Development
But for Determination:
Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:
Projected: 166 Actual to Date: 166
Number of Retained Jobs:
Projected: Actual to Date:

Independence

Independence Regional Medical Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$21,690,988.0 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$204,142.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,135,000.00

Anticipated TOTAL Project Costs: \$263,829,059.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

Independence

Mid-Town Truman Road Corridor Plan & Redevelopment

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Mid-Town Truman Rd Corridor Redev. Corporation

Senate District: 11

House District: 49

Original Date Plan/Project

11/21/1984

Plan Description:

Preservation and enhancement of existing housing by funding a 353 Redevelopment Corporation.

Plan/Project Fully operational

Area Type: Blight, Conservation, Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Independence

Mid-Town Truman Road Corridor Plan & Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$859,570.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$3,944,907.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$92,201.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,380,910.00

Anticipated TOTAL Project Costs: \$80,810,850.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Independence

Mount Washington TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Forever Enterprises, Inc.
Senate District: 11
House District: 51

Original Date Plan/Project

9/18/2000

Plan Description:

Renovation of the 229-acre cemetery, improvements to adjacent streets, construction of a new mausoleum and chapel, funding for planning and implementing renovation of the Fairmount Business District

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	31	Actual to Date:	31
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Number of Retained Jobs:

Projected:	13	Actual to Date:	13
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Independence

Mount Washington TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$96,836.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$191,244.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$106,105.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,481,856.00

Anticipated TOTAL Project Costs: \$8,722,700.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

Independence

Noland Road Auto Plaza TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): T.E.N. Investments, Inc.

Senate District: 11

House District: 52

Original Date Plan/Project

12/16/2002

Plan Description:

14 acres to be redeveloped into three automobile dealerships, an auto service center and repair facility.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Independence

Noland Road Auto Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,552.00 As of:

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,865,000.00

Anticipated TOTAL Project Costs: \$13,281,380.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8

Independence

North Independence Redevelopment TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Limpus Properties, LLC

Senate District: 11

House District: 51

Original Date Plan/Project

5/15/2000

Plan Description:

Construction of a golf course, club house and maintenance buildings on the surface and construction of an underground industrial park.

Plan/Project Fully operational

Area Type: Blight, Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	530	Actual to Date:	530
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Number of Retained Jobs:

Projected:	530	Actual to Date:	530
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Independence

North Independence Redevelopment TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$21,886.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$98,617.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$172,646.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,583,410.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$376,500.00

Other: \$125,000.00

Other: \$75,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,159,910.00

Anticipated TOTAL Project Costs: \$40,592,210.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 10

Independence

Old Landfill TIF Plan and Redevelopment Project

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Sailors-Woods Development, LLC
Senate District: 11
House District: 49
Original Date Plan/Project

9/6/2005

Plan Description:

Reclamation of the closed and capped landfills and preparing the site for a mixed-use development of an 18-hole private golf course, surrounded by approximately 225 executive-level single family homes and supporting amenities

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 30 Actual to Date: 30

Number of Retained Jobs:

Projected: Actual to Date:

Independence
Old Landfill TIF Plan and Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,175,000.00

Anticipated TOTAL Project Costs: \$117,300,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Independence

Recovery Sales Outlet TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Recovery Management Corporation

Senate District: 11

House District: 49

Original Date Plan/Project

12/2/1996

Plan Description:

47 acre site to be developed into 670,000sf retail office and warehouse/industrial space and public infrastructure improvements to adjacent roadways

Plan/Project Starting up

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Independence
Recovery Sales Outlet TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$59,944.00 As of:

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,315,450.00

Anticipated TOTAL Project Costs: \$41,350,578.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

Independence

Santa Fe Trail Neighborhood TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): McProperties, Inc.
Senate District: 11
House District: 52

Original Date Plan/Project

12/22/1997

Plan Description:

Development of approximately 150,000sf retail a limited number of high density residential infill units and associated public improvements to local streets and a state highway interchange for the purpose of blight remediation

Plan/Project Starting up

Area Type: Blight, Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected: 250 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Independence

Santa Fe Trail Neighborhood TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,126,441.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$85,161.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,500,000.00

Anticipated TOTAL Project Costs: \$25,567,017.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 17

Current anticipated estimated number of years to retirement: 17

Independence

Sterling Village TIF Plan and Redevelopment Projec

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Sterling Village Redevelopment Co. LLC

Senate District: 11

House District: 49

Original Date Plan/Project

7/6/1998

Plan Description:

Demolition of seven substandard residential structures and construct 72 new attached residential units in 2, 3 and 4-unit buildings. Site amenities include a clubhouse, enhancements to a stream feature, walking trails and open green space

Plan/Project Under construction

Area Type: Blight, Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Independence

Sterling Village TIF Plan and Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: (\$114.00) As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$27,850.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$424,374.00

Anticipated TOTAL Project Costs: \$4,408,323.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Independence

Trinity TIF Plan and Redevelopment Project

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Trinity Real Estate Development, Inc.

Senate District: 11

House District: 49

Original Date Plan/Project

11/7/2005

Plan Description:

Construction of several free-standing retail stores including restaurants and a 5-story class A office building of approximately 50,000sf. Additionally, the corner site on the east side of Little Blue Pkwy will be reserved for a multi-story class A office

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

172 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Independence

Trinity TIF Plan and Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,765,000.00

Anticipated TOTAL Project Costs: \$41,115,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jackson

I-55 Corridor Redevelopment Project

Contact Agency: Jackson

Contact Phone: 573-243-3568

Developer(s): Buchheit, Inc.

Senate District: 27

House District: 157

Original Date Plan/Project

12/28/1998

Plan Description:

Improvements to Old Cape Road, traffic signals at Old Orchard Rd and East Jackson Boulevard, street construction serving commercial development at E. Jackson & Old Orchard, water & sewer construction; improvements to I-55 E. Jackson interchange.

Plan/Project Seeking developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

875 Actual to Date:

320

Number of Retained Jobs:

Projected:

Actual to Date:

Jackson

I-55 Corridor Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$470,002.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$460,662.00 Amount on Hand: \$103,984.00

Economic Activity Taxes:

Total received since inception: \$1,574,704.00 Amount on Hand: \$366,018.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$27,800,000.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$900,000.00

Other: \$2,800,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,000,000.00

Anticipated TOTAL Project Costs: \$86,411,523.00

Financing Method: Pay-as-you-go; TIF Bond; TIF Notes;

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

11th Street TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 11th Street Corridor Redevelopment Corporation

Senate District: 10

House District: 37

Original Date Plan/Project

12/10/1992

Plan Description:

Rehabilitation of the Centennial Building and the attached parking garage, development of the Cathedral Square Project, including two office buildings and an underground parking garage, upgrade utilities, streetscapes & historic preservation of buildings

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	895	Actual to Date:	6207
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Number of Retained Jobs:

Projected:		Actual to Date:	1143
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11th Street TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$1,747,003.39 As of: 4/30/2007

Total received since inception: \$7,858,396.48 Amount on Hand: \$0.00

Total received since inception: \$21,138,500.86 Amount on Hand: \$1,747,003.39

Public Infrastructure/Site Development Costs:	\$37,603,516.00
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Property Acquisition and Relocation Costs:	\$3,325,571.00
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Project Implementation Costs:	\$2,544,336.00
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Other:	\$27,981,475.00
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Other:	\$2,831,400.00
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Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$74,286,300.00

Anticipated TOTAL Project Costs: \$211,227,003.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

11th Street, Project B (Blossom House) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Walnut Creek Ranch, LLC
Senate District: 10
House District: 37

Original Date Plan/Project

12/10/1992

Plan Description:

Rehabilitation of the Centennial Building and the attached parking garage, development of the Cathedral Square Project including two office buildings and an underground parking garage, upgrade utilities, streetscapes & historic preservation in the area

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
11th Street, Project B (Blossom House) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$727.07 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$727.07 Amount on Hand: \$727.07

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$284,890.00
Property Acquisition and Relocation Costs:	\$750,000.00
Project Implementation Costs:	\$8,415,110.00
Other:	\$150,000.00
Other:	\$945,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$10,545,000.00

Anticipated TOTAL Project Costs: \$12,014,250.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

1200 Main/South Loop Project 01 (KC Live) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Cordish
Senate District: 10
House District: 37
Original Date Plan/Project

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office, parking, public improvements, streetscapes, parks residential and retail development with all necessary public infrastructure, appurtenances and utilities

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected: 2034 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
1200 Main/South Loop Project 01 (KC Live) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$39,356.70 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$44,250,000.00
Property Acquisition and Relocation Costs:	\$41,414,639.00
Project Implementation Costs:	\$0.00
Other:	\$2,250,000.00
Other:	\$54,000,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$141,914,639.00

Anticipated TOTAL Project Costs: \$183,539,639.00

Financing Method: TIF Bond; Other Bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

Kansas City

1200 Main/South Loop Project 02 (H & R Block) TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): H & R Block
Senate District: 10
House District: 37
Original Date Plan/Project

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park, residential and retail development and all necessary public infrastructure, appurtenances and utilities

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	288	Actual to Date:	145
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Number of Retained Jobs:

Projected:	1200	Actual to Date:	1200
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Kansas City
1200 Main/South Loop Project 02 (H & R Block) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$117,471,955.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$3,845,869.00

Other: \$171,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$292,317,824.00

Anticipated TOTAL Project Costs: \$308,399,088.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

Kansas City

1200 Main/South Loop Project 03a (President Hotel)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): President Hotel, L.C.
Senate District: 10
House District: 37

Original Date Plan/Project

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park residential and retail development and all necessary public infrastructure, appurtenances and utilities

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/ extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	Actual to Date:	150
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Number of Retained Jobs:

Projected:	Actual to Date:	75
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Kansas City

1200 Main/South Loop Project 03a (President Hotel)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,642.56 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,642.56 Amount on Hand: \$7,642.56

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,299,793.00

Property Acquisition and Relocation Costs: \$1,213,607.00

Project Implementation Costs: \$105,000.00

Other: \$615,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,233,400.00

Anticipated TOTAL Project Costs: \$45,577,200.00

Financing Method: TIF Bond; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

1200 Main/South Loop Project 04 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Copaken, White and Blitt
Senate District: 10
House District: 37

Original Date Plan/Project

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park, residential, retail developments with all necessary public infrastructure, appurtenances and utilities

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
1200 Main/South Loop Project 04 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not Stated

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

Kansas City

1200 Main/South Loop Project 05 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Copaken, White and Blitt
Senate District: 10
House District: 37

Original Date Plan/Project

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park, residential retail developments with all necessary public infrastructure, appurtenances and utilities

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
1200 Main/South Loop Project 05 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not Stated

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

Kansas City

1200 Main/South Loop Project 06 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): 12th & Main Development Co. L.C.
Senate District: 10
House District: 37

Original Date Plan/Project

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park, residential, retail development with all necessary public infrastructure, appurtenances and utilities

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
1200 Main/South Loop Project 06 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not Stated

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

Kansas City

1200 Main/South Loop Project 07 (HRB Expansion)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Blackwell Sanders Peper Martin
Senate District: 10
House District: 37

Original Date Plan/Project

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park, residential, retail development with all necessary public infrastructure, appurtenances and utilities

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
1200 Main/South Loop Project 07 (HRB Expansion)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not Stated

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

Kansas City

1200 Main/South Loop Project 08 (Sprint Arena) TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City of Kansas City, Missouri
Senate District: 10
House District: 37

Original Date Plan/Project

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park, residential, retail development with all necessary public infrastructure, appurtenances and utilities

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
1200 Main/South Loop Project 08 (Sprint Arena) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,085,574.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,085,574.00

Anticipated TOTAL Project Costs: \$255,085,574.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

1200 Main/South Loop Project 09 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City of Kansas City, Missouri
Senate District: 10
House District: 37

Original Date Plan/Project

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park, residential, retail developments with all necessary public infrastructure, appurtenances and utilities

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
1200 Main/South Loop Project 09 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Other Bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

Kansas City

1200 Main/South Loop Project 10 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): DST Realty/Great Plains Energy
Senate District: 10
House District: 37

Original Date Plan/Project

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park, residential, retail development with all necessary infrastructure appurtenances and utilities

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing, inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
1200 Main/South Loop Project 10 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Other Bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

Kansas City

1200 Main/South Loop Project 11 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City of Kansas City, MO
Senate District: 10
House District: 37

Original Date Plan/Project

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park, residential, retail developments and all necessary public infrastructure, appurtenances and utilities

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
1200 Main/South Loop Project 11 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not Stated

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

Kansas City

1200 Main/South Loop Project 12 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Block 112, LLC
Senate District: 10
House District: 37

Original Date Plan/Project

3/4/2004

Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park, residential, retail developments with all necessary public infrastructure, appurtenances and utilities

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
1200 Main/South Loop Project 12 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not Stated

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

Kansas City

12th & Wyandotte (Aladdin Hotel) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Kansas City, MO Hotel Partners, LP
Senate District: 10
House District: 37

Original Date Plan/Project

12/10/1992

Plan Description:

Project 4 of the 12th & Wyandotte TIF Plan calls for the redevelopment of the hotel located at 1215 Wyandotte, improvements to sidewalks and a pedestrian tunnel.

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market

Number of New Jobs:

Projected: 100 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
12th & Wyandotte (Aladdin Hotel) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,080,000.00

Property Acquisition and Relocation Costs: \$1,155,000.00

Project Implementation Costs: \$446,500.00

Other: \$5,669,510.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,351,010.00

Anticipated TOTAL Project Costs: \$34,043,780.00

Financing Method: Pay-as-you-go; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

12th & Wyandotte TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Kansas City Downtown Hotel Group
Senate District: 10
House District: 37

Original Date Plan/Project

12/10/1992

Plan Description:

Renovation of the existing Marriott Hotel, demolition of the Muehlebach Towers and Link Building, construction of an above-grade pedestrian walkway linking the existing Marriott Hotel and the new Muehlebach Hotel

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market

Number of New Jobs:

Projected: 300 Actual to Date:

Number of Retained Jobs:

Projected: 508 Actual to Date: 501

Kansas City
12th & Wyandotte TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,823.10 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$722,695.93 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,214,947.31 Amount on Hand: \$12,823.10

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,871,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,071,000.00

Anticipated TOTAL Project Costs: \$35,010,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

13th & Washington TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): DST
Senate District: 10
House District: 37
Original Date Plan/Project

6/19/1996

Plan Description:

Construction of a 75,000sf building and 225 parking spaces originally for use by Unitog as its corporate headquarters

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market

Number of New Jobs:

Projected: 1134 Actual to Date: 410

Number of Retained Jobs:

Projected: 350 Actual to Date:

Kansas City
13th & Washington TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$71,338.56 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,488,979.40 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$964,974.73 Amount on Hand: \$71,338.56

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,857,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$329,750.00

Other: \$1,912,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,099,250.00

Anticipated TOTAL Project Costs: \$12,515,125.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Kansas City

19th Terrace & Central TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): AF Real Estate Holdings, LLC
Senate District: 10
House District: 37

Original Date Plan/Project

6/3/1999

Plan Description:

Construction and rehabilitation of 53,000sf residential, 11,000sf warehouse, 149,000sf office and commercial and 47,000sf retail spaces, 540 new and rehabilitated parking spaces, with all necessary utilities and street improvements

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 230 Actual to Date: 80

Number of Retained Jobs:

Projected: 20 Actual to Date:

Kansas City
19th Terrace & Central TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$308,122.86 As of: 4/30/2007

Payments in Lieu of Taxes:

 Total received since inception: \$192,476.34 Amount on Hand: \$105,414.21

Economic Activity Taxes:

 Total received since inception: \$127,545.77 Amount on Hand: \$202,708.65

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$2,650,000.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$2,410,000.00

 Other: \$3,772,596.00

 Other: \$2,553,778.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,386,374.00

Anticipated TOTAL Project Costs: \$29,520,940.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

22nd & Main Project 01, Freight House Bldg. TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Lidia's Freight House, LLC

Senate District: 10

House District: 37

Original Date Plan/Project

3/19/1998

Plan Description:

Project 1 rehabilitates 19,000 - 25,000sf Freight House Building to allow for the development of upscale restaurants to serve as a destination within the Crossroads Area.

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

186 Actual to Date:

279

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City

22nd & Main Project 01, Freight House Bldg. TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$141,789.68 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$349,050.82 Amount on Hand: \$564.40

Economic Activity Taxes:

Total received since inception: \$1,721,816.01 Amount on Hand: \$141,225.28

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,416,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$738,000.00

Other: \$183,100.00

Other: \$390,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,727,100.00

Anticipated TOTAL Project Costs: \$8,663,435.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

22nd & Main Project 02, Marietta Chair Bldg TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Francor, LLC
Senate District: 10
House District: 37
Original Date Plan/Project

8/26/1999

Plan Description:

Construction of commercial and residential uses, parking and necessary utilities, street improvements and public infrastructure, relative to the project site at 2029 Wyandotte, the former Marietta Chair Bldg, for use by Birch Telecom

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	96	Actual to Date:	3
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Number of Retained Jobs:

Projected:	120	Actual to Date:	101
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Kansas City

22nd & Main Project 02, Marietta Chair Bldg TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$207,155.11 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$418,623.48 Amount on Hand: \$207,155.11

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$467,711.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$66,159.00

Other: \$320,779.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$854,649.00

Anticipated TOTAL Project Costs: \$9,885,668.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

22nd & Main Project 10, 1900 Main Bldg TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): McFamily Properties, LLC

Senate District: 10

House District: 37

Original Date Plan/Project

1/20/2000

Plan Description:

Rehabilitation of an existing building at 1900 Main to house 3,000sf restaurant, 3,300sf commercial and 7,800sf office space

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

47 Actual to Date:

17

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City

22nd & Main Project 10, 1900 Main Bldg TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,887.79 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$28,088.93 Amount on Hand: \$843.18

Economic Activity Taxes:

Total received since inception: \$146,141.57 Amount on Hand: \$12,044.61

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$350,000.00

Anticipated TOTAL Project Costs: \$874,778.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

22nd & Main Project 14, Safeway Bldg TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Master Realty Properties, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project

7/20/2000

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure for property located at 2029 Wyandotte.

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

Actual to Date:

4

Number of Retained Jobs:

Projected:

Actual to Date:

4

Kansas City
22nd & Main Project 14, Safeway Bldg TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$19,959.43 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$376,664.94 Amount on Hand: \$18,506.48

Economic Activity Taxes:

Total received since inception: \$3,968.66 Amount on Hand: \$1,452.95

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$467,711.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$66,159.00

Other: \$320,779.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$854,649.00

Anticipated TOTAL Project Costs: \$10,740,317.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

22nd & Main Project 16, Columbia & Gray Bldgs

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Levitt Enterprises
Senate District: 10
House District: 37

Original Date Plan/Project

6/29/2000

Plan Description:

Construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure.

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 47 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
22nd & Main Project 16, Columbia & Gray Bldgs

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$32,182.09 As of: 4/30/2007

Payments in Lieu of Taxes:

 Total received since inception: \$32,182.09 Amount on Hand: \$32,182.09

Economic Activity Taxes:

 Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$1,393,794.00
 Property Acquisition and Relocation Costs: \$0.00
 Project Implementation Costs: \$29,617.00
 Other: \$20,200.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,446,611.00

Anticipated TOTAL Project Costs: \$6,679,430.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

22nd & Main Project 21, AD Jacobson Bldg TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Levitt Enterprises
Senate District: 10
House District: 37

Original Date Plan/Project

6/29/2000

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The AD Jacobson Building Project includes 12,094sf office and 1,820sf retail spaces

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 53 Actual to Date: 6

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
22nd & Main Project 21, AD Jacobson Bldg TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$22,525.65 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$120,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$12,173.00

Other: \$13,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$145,173.00

Anticipated TOTAL Project Costs: \$2,033,411.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

22nd & Main Project 24, Morr Transfer Bldg TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): DST Realty
Senate District: 10
House District: 37
Original Date Plan/Project

12/14/2000

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The Morr Transfer Building project rehabilitates 79,733sf office space.

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

365 Actual to Date:

Kansas City

22nd & Main Project 24, Morr Transfer Bldg TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$154.08

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,053,193.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$25,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,078,693.00

Anticipated TOTAL Project Costs: \$9,581,993.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

22nd & Main Project 27, Arthel Building TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Botwin and Company
Senate District: 10
House District: 37

Original Date Plan/Project

7/20/2000

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The Arthel Building project rehabilitates 7,500sf retail, 4,000sf office and 10 surface parking spaces.

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	34	Actual to Date:	42
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Number of Retained Jobs:

Projected:		Actual to Date:	36
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Kansas City

22nd & Main Project 27, Arthel Building TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,297.81 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$122,993.50 Amount on Hand: \$2,149.82

Economic Activity Taxes:

Total received since inception: \$80,388.08 Amount on Hand: \$12,149.99

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$328,390.00

Other: \$19,485.00

Other: \$30,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$399,625.00

Anticipated TOTAL Project Costs: \$1,549,940.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

43rd & Main-American Century (Project 2) TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): American Century
Senate District: 10
House District: 39

Original Date Plan/Project

3/24/1994

Plan Description:

Construction of commercial property for the purpose of expanding the H & R Block corporate headquarters which existed there at the time the TIF was approved. Additionally, the project has incorporated streetscape improvements along Main and 43rd.

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City

43rd & Main-American Century (Project 2) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$640,000.00

Property Acquisition and Relocation Costs: \$55,000.00

Project Implementation Costs: \$0.00

Other: \$40,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$685,000.00

Anticipated TOTAL Project Costs: \$13,335,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Kansas City

43rd & Main-Office Depot (Project 1) TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Atlantis Holdings, Inc

Senate District: 10

House District: 39

Original Date Plan/Project

3/24/1994

Plan Description:

Construction of an Office Depot store at the location, and provide streetscape improvements along Main and 43rd streets

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

26 Actual to Date:

20

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City

43rd & Main-Office Depot (Project 1) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$489,468.81 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$629,930.28 Amount on Hand: \$394,511.86

Economic Activity Taxes:

Total received since inception: \$859,946.29 Amount on Hand: \$94,956.95

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$933,518.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$973,518.00

Anticipated TOTAL Project Costs: \$2,172,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

45th & Main TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Marty Development, LLC
Senate District: 10
House District: 39

Original Date Plan/Project

12/14/2006

Plan Description:

Redevelopment of the Holiday Inn Hotel at 45th Street and Main Street. Plan includes replacing the hotel with 274,500sf Class A office space, 47,000sf specialty grocery and retail spaces, a 160-room boutique hotel, 1,060-space parking garage and park.

Plan/Project Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 670 Actual to Date:

Number of Retained Jobs:

Projected: 670 Actual to Date:

Kansas City
45th & Main TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$27,649,156.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,747,041.00

Other: \$33,536,644.00

Other: \$4,984,142.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$58,948,699.00

Anticipated TOTAL Project Costs: \$225,919,426.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

811 Main, Project 1 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Commerce Bank
Senate District: 10
House District: 37

Original Date Plan/Project

1/5/2006

Plan Description:

Rehabilitation and renovation of the 215,000sf, twelve-story 811 Main office building, with all necessary utilities, street improvements and appurtenances.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

772 Actual to Date:

772

Kansas City
811 Main, Project 1 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$6,331,400.00

Other: \$10,750.00

Other: \$246,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,588,150.00

Anticipated TOTAL Project Costs: \$18,256,900.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

87th & Hillcrest Road TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Dean Machinery Company
Senate District: 9
House District: 44

Original Date Plan/Project

3/3/2005

Plan Description:

Redevelopment of approximately 25 acres of blighted land including acquisition, site prep design and construction of office, service and sales facilities for Dean Machinery Company to help create significant new job opportunities in the area

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 35 Actual to Date:

Number of Retained Jobs:

Projected: 163 Actual to Date: 163

Kansas City
87th & Hillcrest Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$2,500,000.00

Project Implementation Costs: \$9,307,094.00

Other: \$360,782.00

Other: \$1,306,205.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,667,784.00

Anticipated TOTAL Project Costs: \$63,379,426.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

Americana TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Boykin Lodging Company
Senate District: 10
House District: 37

Original Date Plan/Project

1/28/1993

Plan Description:

Renovation and market repositioning of the Americana Hotel, vacant since 1994. Plans including converting the Americana's former 496 rooms into 299 upscale suites, 10,000sf meeting space and rehabilitation of the 300-car parking structure.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	296	Actual to Date:	387
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Number of Retained Jobs:

Projected:		Actual to Date:	117
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Kansas City

Americana TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$11,549.82 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$812,783.84 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$937,747.72 Amount on Hand: \$11,549.82

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$561,950.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$260,000.00

Other: \$7,900,000.00

Other: \$300,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,021,950.00

Anticipated TOTAL Project Costs: \$9,021,950.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

Antioch Mall TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Eastbourne Investments, Ltd.
Senate District: 17
House District: 31

Original Date Plan/Project

3/23/2006

Plan Description:

Redevelop the old Antioch Mall and provide funds for the neighborhood and infrastructure improvements in the surrounding area in northern Kansas City.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected: 517 Actual to Date:

Number of Retained Jobs:

Projected: 764 Actual to Date:

Kansas City
Antioch Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$12,643,628.00

Project Implementation Costs: \$9,623,001.00

Other: \$14,179,273.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$36,455,902.00

Anticipated TOTAL Project Costs: \$82,692,867.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 32

Kansas City

Baltimore Place Properties TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Cumberland Redevelopment Corporation
Senate District: 10
House District: 37

Original Date Plan/Project

2/2/2006

Plan Description:

Rehabilitation and construction of office space, renovation and construction of parking space, façade enhancements, residential development, public improvements, streetscapes, retail development and all necessary infrastructure

Plan/Project Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market due to substantial historic preservation of existing structures

Number of New Jobs:

Projected: 295 Actual to Date:

Number of Retained Jobs:

Projected: 166 Actual to Date:

Kansas City
Baltimore Place Properties TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$2,045,889.00

Project Implementation Costs: \$4,251,099.00

Other: \$1,673,908.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,970,896.00

Anticipated TOTAL Project Costs: \$26,584,898.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

Barrytowne TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): MD Management, c/o Lewis, rice & Fingerish, LC
Senate District: 17
House District: 38
Original Date Plan/Project 6/6/1996

Plan Description:

Construction of 1,872,467sf commercial retail and 114,957sf office spaces, 696 residential units, 31,000sf recreational space for a YMCA, widen Barry Road Bridge over US 169 and other street improvements

Plan/Project Fully operational

Area Type: Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 3900 Actual to Date: 1749

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
Barrytowne TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,126,370.98 As of: 4/30/2007

Payments in Lieu of Taxes:

 Total received since inception: \$4,582,915.80 Amount on Hand: \$1,422,542.19

Economic Activity Taxes:

 Total received since inception: \$11,277,967.95 Amount on Hand: \$703,828.79

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$26,782,011.00
 Property Acquisition and Relocation Costs: \$0.00
 Project Implementation Costs: \$559,958.00
 Other: \$700,000.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,041,969.00

Anticipated TOTAL Project Costs: \$291,965,811.00

Financing Method: Other Bond (MDFB)

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 22

Kansas City

Blue Ridge Mall TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): MBS Mall Investor-98, LLC
Senate District: 10
House District: 39

Original Date Plan/Project

2/24/2005

Plan Description:

Raze the old Blue Ridge Mall structure to acquire the Kaiser Building (old Blue Ridge B & T Bldg.) and construct a new 570,000sf retail center and redevelop the Kaiser Building with associated parking and infrastructure improvements

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 1535 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
Blue Ridge Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,260,958.00

Property Acquisition and Relocation Costs: \$6,978,340.00

Project Implementation Costs: \$0.00

Other: \$13,718,588.00

Other: \$6,058,011.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,015,897.00

Anticipated TOTAL Project Costs: \$89,928,566.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

Briarcliff West TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Briarcliff West Development Company

Senate District: 17

House District: 38

Original Date Plan/Project

5/3/1990

Plan Description:

Construct 941,864sf office space, 309,809sf retail space, 151 single family homes, 84 villas, 366 condominiums, 2 structured parking garages, 136,785 - 179,355sf construction of Briarcliff Pkwy; land reclamation and utility relocation

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected:	5000	Actual to Date:	1042
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Number of Retained Jobs:

Projected:		Actual to Date:	22
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Kansas City
Briarcliff West TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$34,651.68 As of: 4/30/2007

Payments in Lieu of Taxes:

 Total received since inception: \$7,586,914.92 Amount on Hand: \$31,882.22

Economic Activity Taxes:

 Total received since inception: \$1,017,353.45 Amount on Hand: \$2,769.46

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$45,294,958.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$34,078,231.00

 Other: \$1,358,849.00

 Other: \$35,835,000.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs: \$547,896,964.00

Anticipated TOTAL Project Costs: \$547,896,964.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 16

Kansas City

Brush Creek-Blue Parkway (Project A) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Swope Community Builders
Senate District: 9
House District: 42

Original Date Plan/Project

3/11/1999

Plan Description:

Clearance and site preparation of the redevelopment area, construction of 114,000sf retail, 210,000sf office, 14,000sf restaurant and 18,000sf US Postal Service spaces. Project provides for construction of the H & R Block Call Center and Mazuma CU fac'ys

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 221 Actual to Date: 187

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
Brush Creek-Blue Parkway (Project A) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Brush Creek-Blue Parkway (Project D) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Swope Community Builders
Senate District: 9
House District: 42

Original Date Plan/Project

3/11/1999

Plan Description:

Clearance and site preparation of the redevelopment area, construction of 114,000sf retail, 210,000sf office, 14,000sf restaurant and 18,000sf US Postal Service spaces, construction of the H & R Block Call Center and Mazuma CU facy's

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 419 Actual to Date: 388

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
Brush Creek-Blue Parkway (Project D) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,813,210.00

Property Acquisition and Relocation Costs: \$2,884,702.00

Project Implementation Costs: \$2,249,692.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,947,607.00

Anticipated TOTAL Project Costs: \$54,236,742.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Brush Creek-Blue Parkway (Projects B & C) TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Swope Community Builders
Senate District: 9
House District: 42

Original Date Plan/Project

3/11/1999

Plan Description:

Clearance and site preparation of the redevelopment area, construction of 114,000sf retail, 210,000sf office, 14,000sf restaurant and 18,000sf US Postal Service spaces, construction of the H & R Block Call Center and Mazuma CU fac'ys

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity for development

Number of New Jobs:

Projected: 374 Actual to Date: 200

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
Brush Creek-Blue Parkway (Projects B & C) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$145,215.19 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,437,009.35 Amount on Hand: \$94,982.90

Economic Activity Taxes:

Total received since inception: \$683,866.41 Amount on Hand: \$50,232.29

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$245,447.21
Property Acquisition and Relocation Costs: \$1,900,732.00
Project Implementation Costs: \$8,954,246.29
Other: \$665,950.50
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,766,376.00

Anticipated TOTAL Project Costs: \$295,356,878.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Brush Creek-Plaza East TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): O.G. Investments
Senate District: 9
House District: 42

Original Date Plan/Project

3/11/1999

Plan Description:

Provides for 4 phases of commercial and retail development along Brush Creek between Troost Avenue and The Paseo. Construction of 98,100sf commercial and retail development, along with necessary public infrastructure improvements, streetscape improvement

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

48

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City

Brush Creek-Plaza East TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$363,405.55 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$374,241.48 Amount on Hand: \$363,405.55

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$12,347,110.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Brush Creek-Plaza Library TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Plaza Development, LLC
Senate District: 10
House District: 39

Original Date Plan/Project

3/11/1999

Plan Description:

Construction of 290,000sf office space atop a new 50,000sf Plaza Library and construction of a 1,125 space parking garage structure

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	720	Actual to Date:	640
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Number of Retained Jobs:

Projected:	719	Actual to Date:	20
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Kansas City
Brush Creek-Plaza Library TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$183,454.39 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$2,684,058.91 Amount on Hand: \$24,057.79

Economic Activity Taxes:

Total received since inception: \$489,129.95 Amount on Hand: \$159,396.60

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,891,140.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,891,140.00

Anticipated TOTAL Project Costs: \$72,659,123.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Chatham TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Chatham Investors, LLC
Senate District: 10
House District: 37

Original Date Plan/Project

4/5/2007

Plan Description:

Renovation of the Chatham Hotel into 73 one and two bedroom for sale condominium units with a newly constructed parking garage, a 7th floor addition of 5,400sf for 3 penthouse units and 32,400sf new condo space for 30 units to be built above the parking

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

2 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
Chatham TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,720,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,720,000.00

Anticipated TOTAL Project Costs: \$15,022,034.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

Chouteau/I-35 Project 3 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Chouteau Crossings West, LLC
Senate District: 17
House District: 31
Original Date Plan/Project 4/23/1998
Plan Description:
Site prep for construction of a fast food restaurant

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected: 25 Actual to Date: 50

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
Chouteau/I-35 Project 3 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$27,997.19 As of: 4/30/2007

Payments in Lieu of Taxes:

 Total received since inception: \$80,515.72 Amount on Hand: \$0.00

Economic Activity Taxes:

 Total received since inception: \$228,684.99 Amount on Hand: \$27,997.19

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$205,444.00

 Other: \$242,177.00

 Other: \$7,456.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs: \$455,077.00

Anticipated TOTAL Project Costs: \$31,031,657.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Chouteau/I-35 Projects 1 & 2 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Chouteau I-35 Development, LLC
Senate District: 17
House District: 31

Original Date Plan/Project

4/23/1998

Plan Description:

Construction of 244,709sf retail space and street improvements along Chouteau Tfwy, Winn Road and 42nd Street Terrace North. Also includes properties in the Winnwood-Sunnybrook and Chaumiere neighborhoods to implement a housing program.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected: 699 Actual to Date: 515

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
Chouteau/I-35 Projects 1 & 2 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$700,612.50 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,826,334.80 Amount on Hand: \$463,833.26

Economic Activity Taxes:

Total received since inception: \$3,027,758.96 Amount on Hand: \$236,779.24

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,090,500.00

Project Implementation Costs: \$6,402,102.00

Other: \$630,000.00

Other: \$1,449,112.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,909,949.00

Anticipated TOTAL Project Costs: \$31,031,657.00

Financing Method: Other Bond (KCMO-supported bonds)

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Civic Mall-422 Admiral (Project 13) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): McCown & Gordon Construction, LLC

Senate District: 10

House District: 37

Original Date Plan/Project

12/8/1994

Plan Description:

Renovation and restoration to 422 Admiral for a corporate headquarters and employee parking and the inclusion of certain redevelopment project costs for streetscape and all necessary appurtenances and utilities

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	39	Actual to Date:	9
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Number of Retained Jobs:

Projected:	39	Actual to Date:	27
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Kansas City
Civic Mall-422 Admiral (Project 13) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$330,000.00

Property Acquisition and Relocation Costs: \$200,000.00

Project Implementation Costs: \$383,373.00

Other: \$2,040,000.00

Other: \$49,500.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,002,873.00

Anticipated TOTAL Project Costs: \$4,678,487.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Civic Mall-JE Dunn (Projects 66 & 67) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): J.E. Dunn
Senate District: 10
House District: 37

Original Date Plan/Project

12/8/1994

Plan Description:

Expand the existing J.E. Dunn Construction Company headquarters building to retain this established Kansas City business in the central business district

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	60	Actual to Date:	140
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Number of Retained Jobs:

Projected:	115	Actual to Date:	306
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Kansas City
Civic Mall-JE Dunn (Projects 66 & 67) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$113,296.19 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$263,042.11 Amount on Hand: \$54,849.05

Economic Activity Taxes:

Total received since inception: \$419,284.33 Amount on Hand: \$58,447.14

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,154,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,154,500.00

Anticipated TOTAL Project Costs: \$4,646,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

Civic Mall-Vista Del Rio TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636

Developer(s):

Senate District: 10

House District: 37

Original Date Plan/Project

12/8/1994

Plan Description:

Rehabilitation of a former 20-story building into a 264-suite hotel and construction of structured parking facility in the northeast corner of the KC Downtown Loop

Plan/Project Inactive

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

66 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
Civic Mall-Vista Del Rio TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$52.01 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,209.24 Amount on Hand: \$52.01

Economic Activity Taxes:

Total received since inception: \$51.55 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$9,847,500.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,847,500.00

Anticipated TOTAL Project Costs: \$26,862,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Civic Mall-Whittaker Courthouse, FAA Bldg (46-47)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City of Kansas City, MO
Senate District: 10
House District: 37

Original Date Plan/Project

12/8/1994

Plan Description:

Construction of the FAA office building and the Ilus Davis Mall between the Federal Courthouse at 9th & Locust and City Hall

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing, inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

560 Actual to Date:

675

Kansas City
Civic Mall-Whittaker Courthouse, FAA Bldg (46-47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$104,525.68 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$4,337,330.68 Amount on Hand: \$5,930.52

Economic Activity Taxes:

Total received since inception: \$499,019.09 Amount on Hand: \$98,595.16

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,000,000.00

Property Acquisition and Relocation Costs: \$10,100,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,100,000.00

Anticipated TOTAL Project Costs: \$88,689,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

Country Club Plaza (Project 1, Seville Square) TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Highwoods Properties
Senate District: 10
House District: 39, 44

Original Date Plan/Project

4/17/1997

Plan Description:

Construction of approximately 780,000sf new construction of commercial space, rehabilitation of 180,000sf existing commercial structures, construction of 350 market rate apartments and 3,965 parking spaces and a \$5 million public amenities package.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	145	Actual to Date:	184
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Number of Retained Jobs:

Projected:		Actual to Date:	15
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Kansas City
Country Club Plaza (Project 1, Seville Square) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$168,306.77 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,100,568.58 Amount on Hand: \$35,450.25

Economic Activity Taxes:

Total received since inception: \$359,644.84 Amount on Hand: \$132,856.52

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$12,598,629.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$12,598,629.00

Anticipated TOTAL Project Costs: \$50,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Country Club Plaza (Project 2, Granada & Saks)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Highwoods Properties
Senate District: 10
House District: 39, 44
Original Date Plan/Project

4/17/1997

Plan Description:

Construction of approximately 780,000sf new construction of commercial space, rehabilitation of 180,000sf existing commercial structures, construction of 350 market rate apartments and 3,965 parking spaces and a \$5 million public amenities package.

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 55 Actual to Date: 17

Number of Retained Jobs:

Projected: 135 Actual to Date:

Kansas City

Country Club Plaza (Project 2, Granada & Saks)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,135.72 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$868,427.34 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$702,529.65 Amount on Hand: \$2,135.72

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,815,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,815,000.00

Anticipated TOTAL Project Costs: \$12,815,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Country Club Plaza (Project 3, Valencia Place) TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Highwoods Properties
Senate District: 10
House District: 39, 44
Original Date Plan/Project

4/17/1997

Plan Description:

Construction of approximately 780,000sf new construction of commercial space, rehabilitation of 180,000sf existing commercial structures, construction of 350 market rate apartments with 3,965 parking spaces and a \$5 million public amenities package

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 175 Actual to Date:

Number of Retained Jobs:

Projected: 1000 Actual to Date: 876

Kansas City

Country Club Plaza (Project 3, Valencia Place) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$336,469.68 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$10,086,215.77 Amount on Hand: \$37,879.11

Economic Activity Taxes:

Total received since inception: \$4,269,178.04 Amount on Hand: \$298,590.57

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$24,700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$24,700,000.00

Anticipated TOTAL Project Costs: \$71,000,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Country Club Plaza (Project 7, Park Lane) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Winn Limited Partnership
Senate District: 10
House District: 39, 44
Original Date Plan/Project

12/10/2003

Plan Description:

Construction of approximately 780,000sf new construction of commercial spaces, rehabilitation of 180,000sf existing commercial structures, 350 market rate apartments and 3,965 parking spaces with a \$5 million public amenities package.

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 225 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Country Club Plaza (Project 7, Park Lane) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$180,492.05 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$180,492.05 Amount on Hand: \$180,492.05

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$1,961,138.00
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Property Acquisition and Relocation Costs:	\$0.00
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Project Implementation Costs:	\$0.00
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Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,961,138.00

Anticipated TOTAL Project Costs: \$18,577,382.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 26

Current anticipated estimated number of years to retirement: 23

Kansas City

Country Club Plaza (Project 8, Kirkwood Circle)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Kirkwood Realty Co. LLC
Senate District: 10
House District: 39, 44

Original Date Plan/Project

12/10/2003

Plan Description:

Creation of a new neighborhood, unique in Kansas City, by constructing between 203 and 240 Class A condos plus substantial infrastructure and other improvements including a public park along Wornall Road and a public pedestrian walkway to the CC Plaza

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
Country Club Plaza (Project 8, Kirkwood Circle)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$963,995.07 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,041,908.09 Amount on Hand: \$963,995.07

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,455,842.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,282,184.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,738,026.00

Anticipated TOTAL Project Costs: \$105,680,900.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Downtown Library District, Projects 1 & 2 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Library TIF, LLC
Senate District: 10
House District: 37

Original Date Plan/Project

11/26/2002

Plan Description:

Creation and enhancement of a downtown neighborhood anchored by the new central library facility located in the renovated First National Bank of Kansas City Building at 10th & Baltimore.

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	9	Actual to Date:	79
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Number of Retained Jobs:

Projected:	637	Actual to Date:	688
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Kansas City

Downtown Library District, Projects 1 & 2 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$93,304.09 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$36,901.66 Amount on Hand: \$20,835.65

Economic Activity Taxes:

Total received since inception: \$181,361.61 Amount on Hand: \$72,468.44

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,489,630.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,053,156.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,542,786.00

Anticipated TOTAL Project Costs: \$23,967,786.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

East Village (Project 1) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): J.E. Dunn
Senate District: 10
House District: 37
Original Date Plan/Project

5/4/2006

Plan Description:

Construction of approximately 150,000sf office space, 2,300 public/private parking spaces, 1,183 residential housing units and 87,200sf retail spaces, public improvements, streetscapes and all necessary appurtenances and utilities

Plan/Project Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and relo costs

Number of New Jobs:

Projected: 100 Actual to Date:

Number of Retained Jobs:

Projected: 791 Actual to Date: 791

Kansas City

East Village (Project 1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,232,755.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,232,755.00

Anticipated TOTAL Project Costs: \$49,425,864.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

East Village (Project 2 & 3) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): East Village, LLC
Senate District: 10
House District: 37

Original Date Plan/Project

5/4/2006

Plan Description:

Construction of approximately 150,000sf office space, 2,300 public/private parking spaces, 1,183 residential housing units and 87,200sf retail spaces, public improvements, streetscapes and all necessary appurtenances and utilities

Plan/Project Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development, parcel ass'y & relo costs

Number of New Jobs:

Projected: 194 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
East Village (Project 2 & 3) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$19,235,000.00

Project Implementation Costs: \$0.00

Other: \$312,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,547,000.00

Anticipated TOTAL Project Costs: \$307,390,486.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

Gailoyd (Projects 1, 3 & 4) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Gailoyd Enterprises Corporation
Senate District: 10
House District: 37
Original Date Plan/Project

3/27/2002

Plan Description:

Redevelopment and historic renovation of the Power & Light Building into Class A office space, construction of approximately 210,000sf Class A office building, development and construction of 88+ residential lofts and a city-owned parking garage adjacent

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

1645 Actual to Date:

Kansas City
Gailoyd (Projects 1, 3 & 4) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,257,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,254,000.00

Other: \$0.00

Other: \$539,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,826,000.00

Anticipated TOTAL Project Costs: \$27,872,458.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

Kansas City

Gailoyd (Projects 2a, 2b & 5) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City of Kansas City, Missouri
Senate District: 10
House District: 37

Original Date Plan/Project

3/27/2002

Plan Description:

Redevelopment and historic renovation of the Power & Light Building into Class A office space, construction of approximately 210,000sf Class A office building, 88+ residential lofts in the Power & Light Building and a city-owned parking garage

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
Gailoyd (Projects 2a, 2b & 5) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

Kansas City

Gateway 2000 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Gateway, Inc
Senate District: 10
House District: 37
Original Date Plan/Project

10/12/1995

Plan Description:

Rehabilitation and conversion of the 150,000sf distribution facility into office space and construction of a new 2-story 75,000sf office building with 1077 parking spaces, construction of a 2 to 7-story, 200,000sf office building with parking.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 3000 Actual to Date: 154

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
Gateway 2000 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$17,932.57 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,292,866.27 Amount on Hand: \$6,706.54

Economic Activity Taxes:

Total received since inception: \$2,894,485.96 Amount on Hand: \$11,226.03

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$22,525,451.00

Property Acquisition and Relocation Costs: \$9,090,000.00

Project Implementation Costs: \$152,750.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$31,368,201.00

Anticipated TOTAL Project Costs: \$101,431,335.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Kansas City

Grand Boulevard TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): UMB Bank
Senate District: 10
House District: 37
Original Date Plan/Project

11/26/1996

Plan Description:

Development of approximately 140,000sf Technology and Operations Center for UMB Bank, construction of a 750-space parking garage, streetscape improvements along Grand, 12th and 9th streets and adjacent to the Redevelopment Area

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	35	Actual to Date:	275
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Number of Retained Jobs:

Projected:	750	Actual to Date:	1133
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Kansas City
Grand Boulevard TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$183,249.18 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$5,009,532.03 Amount on Hand: \$8,840.64

Economic Activity Taxes:

Total received since inception: \$2,232,108.57 Amount on Hand: \$174,408.54

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$20,287,257.00
Property Acquisition and Relocation Costs:	\$450,000.00
Project Implementation Costs:	\$1,117,491.00
Other:	\$3,085,112.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$24,939,861.00

Anticipated TOTAL Project Costs: \$68,461,412.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Grand Boulevard-Watkins (Projects K-1 & L-1) TIF

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Watkins & Company, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project

11/26/1996

Plan Description:

Project areas K-1 and L-1 will provide for the redevelopment of the existing 50,000sf Western Union Building for office and retail use, and the beautification of two surface parking lots

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 35 Actual to Date: 83

Number of Retained Jobs:

Projected: 90 Actual to Date:

Kansas City

Grand Boulevard-Watkins (Projects K-1 & L-1) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,702.10 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$54,107.97 Amount on Hand: \$1,506.55

Economic Activity Taxes:

Total received since inception: \$15,403.42 Amount on Hand: \$4,195.55

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,287,109.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: \$1,920,165.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,247,274.00

Anticipated TOTAL Project Costs: \$7,791,174.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Hickman Mills TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Aventis Pharmaceuticals
Senate District: 9
House District: 45, 50

Original Date Plan/Project

12/3/1992

Plan Description:

Construction of 1,000,000sf office, 200,000sf R & D space and 274,000sf commercial redevelopment; improvements to Hickman Mills Road; acquisition and clean up and infrastructure improvements within and adjacent to the Redevelopment Area

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and parcel ass'y and/or relocation costs

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

5958 Actual to Date:

1747

Kansas City
Hickman Mills TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$260,737.54 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$14,363,600.29 Amount on Hand: \$7,114.54

Economic Activity Taxes:

Total received since inception: \$4,871,335.16 Amount on Hand: \$253,623.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$177,644,408.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,483,645.00

Other: \$43,613,947.00

Other: \$7,362,500.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$222,762,000.00

Anticipated TOTAL Project Costs: \$655,199,600.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 18

Kansas City

Hotel Phillips, Project A TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Marcus Hotels, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project

4/6/2000

Plan Description:

Restoration, renovation and improvement of the 213-room historic Hotel Phillips in downtown Kansas City

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 39 Actual to Date:

Number of Retained Jobs:

Projected: 95 Actual to Date: 75

Kansas City
Hotel Phillips, Project A TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$61,761.82 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,036,735.15 Amount on Hand: \$61,651.30

Economic Activity Taxes:

Total received since inception: \$1,392,724.76 Amount on Hand: \$110.52

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$7,290,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,290,000.00

Anticipated TOTAL Project Costs: \$23,500,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Hotel Phillips, Projects B & C TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City Center Square Equities, LLC
Senate District: 10
House District: 37

Original Date Plan/Project

4/6/2000

Plan Description:

Construction of a parking garage and the commercial space on the ground level of the parking garage

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required parcel assembly and/or relocation costs and to overcome obsolence of existing office buildings.

Number of New Jobs:

Projected: 303 Actual to Date:

Number of Retained Jobs:

Projected: 1267 Actual to Date:

Kansas City

Hotel Phillips, Projects B & C TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,016,731.00

Property Acquisition and Relocation Costs: \$1,366,881.00

Project Implementation Costs: \$1,010,630.00

Other: \$373,287.00

Other: \$452,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,219,529.00

Anticipated TOTAL Project Costs: \$7,318,507.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

Jazz District TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Jazz District Redevelopment Corporation

Senate District: 9

House District: 37

Original Date Plan/Project

3/25/1999

Plan Description:

Construction of 204 residential units and over 70,000sf commercial space and parking at the Attucks School site and elsewhere with all necessary utilities and street improvements

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected: 360 Actual to Date: 4

Number of Retained Jobs:

Projected: 200 Actual to Date:

Kansas City

Jazz District TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$157,322.77 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$27,037.72 Amount on Hand: \$19,889.81

Economic Activity Taxes:

Total received since inception: \$137,412.96 Amount on Hand: \$137,432.96

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,247,613.00

Property Acquisition and Relocation Costs: \$4,989,428.00

Project Implementation Costs: \$339,957.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,576,998.00

Anticipated TOTAL Project Costs: \$44,281,135.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Judicial Square TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Judicial Square, LLC
Senate District: 10
House District: 37

Original Date Plan/Project

5/22/2003

Plan Description:

Renovation of the Griffith Building, originally called the Mutual Building, a 7-story brick building located on the southeast corner of 13th & Oak.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	10	Actual to Date:	26
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Number of Retained Jobs:

Projected:	35	Actual to Date:	22
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Kansas City

Judicial Square TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$64,124.61 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$40,611.37 Amount on Hand: \$38,082.07

Economic Activity Taxes:

Total received since inception: \$26,042.54 Amount on Hand: \$26,042.54

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$87,498.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$687,498.00

Anticipated TOTAL Project Costs: \$4,396,735.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

KCI Corridor (Project 5) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): RED Development
Senate District: 34
House District: 32

Original Date Plan/Project

3/11/1999

Plan Description:

Reconstruction of the Tiffany Springs Pkwy intercg. at I-29, construction of a half diamond intercg. at MO-152 and Ambassador Dr; construction of Ambassador Dr from Barry Rd to Tiffany Spgs Pkwy, realignment of Tiffany Spgs Pkwy & other road improvements.

Plan/Project Fully operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 1000 Actual to Date: 150

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
KCI Corridor (Project 5) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,473,269.72 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,490,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,490,000.00

Anticipated TOTAL Project Costs: \$3,490,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

KCI Corridor (Projects 1, 2 & 4) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Barry North Center, LLC
Senate District: 34
House District: 32

Original Date Plan/Project

3/11/1999

Plan Description:

Reconstruction of the Tiffany Springs Pkwy interchange at I-29, construction of a half-diamond interchange at MO-152 and Ambassador Drive, construction of Ambassador Dr from Barry Rd to Tiffany Spgs Pkwy, and related road projects in the area

Plan/Project Fully operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 1000 Actual to Date: 595

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
KCI Corridor (Projects 1, 2 & 4) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,163,739.73 As of: 4/30/2007

Payments in Lieu of Taxes:

 Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

 Total received since inception: \$3,502,204.94 Amount on Hand: \$1,163,739.73

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$25,388,232.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$25,388,232.00

Anticipated TOTAL Project Costs: \$25,388,232.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

KCI Corridor (Projects 6-10, 14-20) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): MD Management c/o Lewis, Rice & Fingerish, L.C.
Senate District: 34
House District: 32
Original Date Plan/Project 3/11/1999

Plan Description:

Reconstruction of the Tiffany Springs Pkwy intercg. At I-29, construction of a half diamond intercg at MO-152 and Ambassador Dr; construction of Ambassador Dr from Barry Rd to Tiffany Spgs Pkwy, realignment of Tiffany Spgs Pkwy and associated road work

Plan/Project Under construction

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
KCI Corridor (Projects 6-10, 14-20) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,425,290.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,825,290.00

Anticipated TOTAL Project Costs: \$18,425,290.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Midtown-Linwood TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Midtown Redevelopment Corporation

Senate District: 10

House District: 39

Original Date Plan/Project

11/17/1988

Plan Description:

Construction of 120,000sf home improvement retailer and 150,000sf discount wholesale club facilities
(Home Depot & Costco)

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel
assembly and/or relocation costs

Number of New Jobs:

Projected: 400 Actual to Date: 370

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
Midtown-Linwood TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$450,107.94 Amount on Hand: \$6,410,079.55

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$34,000,000.00

Anticipated TOTAL Project Costs: \$68,000,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Midtown-Mill Street TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Midtown Redevelopment Corporation
Senate District: 10
House District: 39

Original Date Plan/Project

4/30/1993

Plan Description:

Curing of blighting conditions, construction of approximately 100,000sf retail space, creation of a safe environment conducive to quality retail development, infrastructure improvements and enhancement of the tax base.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:

Actual to Date:

200

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
Midtown-Mill Street TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$687,435.98 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,245,571.26 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,009,060.00

Property Acquisition and Relocation Costs: \$290,940.00

Project Implementation Costs: \$295,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,595,500.00

Anticipated TOTAL Project Costs: \$9,326,100.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

New England Bank Building TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 21 W. 10th, L.C.

Senate District: 10

House District: 37

Original Date Plan/Project

11/2/2000

Plan Description:

Rehabilitation of the 18-story New England National Bank Building for 7,000sf restaurant and 70,000sf office spaces

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 288 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date: 1

Kansas City

New England Bank Building TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$290,425.82 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,876,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$246,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,122,700.00

Anticipated TOTAL Project Costs: \$4,296,136.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

New York Life TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Aquila, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project

11/21/1994

Plan Description:

Rehabilitation of the historic New York Life Insurance Building and construction of a parking garage

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected: 700 Actual to Date: 244

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City

New York Life TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$99,751.29 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$3,087,849.35 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,833,091.05 Amount on Hand: \$99,751.28

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,010,000.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$336,500.00

Other: \$6,130,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,516,500.00

Anticipated TOTAL Project Costs: \$31,524,120.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

North Oak, Project 1 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Cerner Corporation
Senate District: 17
House District: 31

Original Date Plan/Project

2/24/2005

Plan Description:

The TIF Plan is intended to provide a source of revenue for implementation of the North Oak Tfwy Corridor Plan, currently under development by the KC Department of City Planning. It is anticipated Cerner Corporation will occupy the former Farmland Buildi

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

400 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
North Oak, Project 1 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,084,840.00

Property Acquisition and Relocation Costs: \$1,980,000.00

Project Implementation Costs: \$0.00

Other: \$352,800.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,417,640.00

Anticipated TOTAL Project Costs: \$34,437,640.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

North Oak, Projects 3, 4, 5A, 5b & 6 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Hunt Midwest
Senate District: 17
House District: 31

Original Date Plan/Project

2/24/2005

Plan Description:

Development of 211,000sf retail space and improvements to the infrastructure in the North Oak Corridor.

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected:

540 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
North Oak, Projects 3, 4, 5A, 5b & 6 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,912,000.00

Property Acquisition and Relocation Costs: \$2,840,252.00

Project Implementation Costs: \$3,129,250.00

Other: \$554,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,436,003.00

Anticipated TOTAL Project Costs: \$51,062,203.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

Parvin Road TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Hunt Midwest
Senate District: 17
House District: 34

Original Date Plan/Project

12/14/2000

Plan Description:

Expansion and improvement of public infrastructure to accommodate an expansion of the existing above-ground industrial park and the developer's underground industrial and commercial complex, known as Subtropolis.

Plan/Project Fully operational

Area Type: Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	5570	Actual to Date:	246
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Number of Retained Jobs:

Projected:	4793	Actual to Date:	4793
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Kansas City
Parvin Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,812.37 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$4,212,783.15 Amount on Hand: \$12,812.37

Economic Activity Taxes:

Total received since inception: \$1,528,058.09 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,619,514.00

Property Acquisition and Relocation Costs: \$411,000.00

Project Implementation Costs: \$3,785,701.00

Other: \$42,808,480.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$66,624,695.00

Anticipated TOTAL Project Costs: \$93,238,219.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Performing Arts (Projects 1 & 2) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): PAC Holdings, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project

1/30/2003

Plan Description:

Public improvements throughout the Redevelopment Area, the Performing Arts Center, expansion and redevelopment of Bartle Hall, development of an office complex and additional office, retail and public development consistent with the Plan

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

88 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
Performing Arts (Projects 1 & 2) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$49,000,000.00

Property Acquisition and Relocation Costs: \$15,000,000.00

Project Implementation Costs: \$368,000,000.00

Other: \$355,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,355,500.00

Anticipated TOTAL Project Costs: \$432,355,500.00

Financing Method: Other Bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 29

Kansas City

Performing Arts (Projects 3 & 4) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Copaken White & Blitt
Senate District: 10
House District: 37

Original Date Plan/Project

1/30/2003

Plan Description:

Public improvements throughout the Redevelopment Area, the Performing Arts Center, expansion and redevelopment of Bartle, the development of an office complex and additional office, retail and public development consistent with the Plan

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 750 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
Performing Arts (Projects 3 & 4) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Other Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Pershing Road TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Pershing Road Development Co, LLC
Senate District: 10
House District: 37
Original Date Plan/Project

4/3/2000

Plan Description:

Redevelopment of the old Kansas City main Post Office building, construction of significant additional office space, structured public parking, a pedestrian bridge between Union Station and the Freighthouse District, streetscape, park & retail development

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	4000	Actual to Date:	4231
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Number of Retained Jobs:

Projected:	2000	Actual to Date:	318
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Kansas City
Pershing Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$121,217,337.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$300,000.00

Other: \$3,894,734.00

Other: \$189,022,528.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$314,434,599.00

Anticipated TOTAL Project Costs: \$547,644,700.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Prospect North TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Prospect North, LLC
Senate District: 17
House District: 33, 38

Original Date Plan/Project

3/23/2000

Plan Description:

Construction of 274,370sf commercial space, 207 attached single-family housing units, construction of a portion of Maple Woods Pkwy west of MO-1 and significant upgrade to Agnes Road

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:

889 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
Prospect North TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$3,274.45 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,690,470.00

Property Acquisition and Relocation Costs: \$1,585,000.00

Project Implementation Costs: \$0.00

Other: \$7,215,106.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,362,848.00

Anticipated TOTAL Project Costs: \$112,473,499.00

Financing Method: Other Bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 26

Kansas City

River Market Project 11 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): River View Central, LLC
Senate District: 10
House District: 40

Original Date Plan/Project

12/16/1999

Plan Description:

Multiple projects designed to increase property tax revenues and redevelopment of the area. Includes development of the Town of Kansas archeological site into a park with interpretive center, rehabilitation of 80,000sf building for office and restaurant

Plan/Project Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 235 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
River Market Project 11 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,691,690.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$487,710.00

Other: \$2,527,802.00

Other: \$385,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,092,202.00

Anticipated TOTAL Project Costs: \$12,111,102.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 28

Current anticipated estimated number of years to retirement: 25

Kansas City

River Market Project 16 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): 4th & Locust, LLC
Senate District: 10
House District: 40

Original Date Plan/Project

12/16/1999

Plan Description:

Multiple projects designed to increase property tax revenues and redevelopment of the area. Includes development of the Town of Kansas archeological site into a park with interpretive center and rehabilitation of an 80,000sf building into office & restau

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

14 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
River Market Project 16 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$314,344.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$18,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$720,594.00

Anticipated TOTAL Project Costs: \$1,296,967.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

River Market Project 17 (Republic Paper) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): First & Main
Senate District: 10
House District: 40
Original Date Plan/Project

12/16/1999

Plan Description:

Multiple projects designed to increase property tax revenues and redevelopment of the area. Includes development of the Town of Kansas archeological site into a park with interpretive center and relocation of the Republic Paper Recycling Plant.

Plan/Project Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

River Market Project 17 (Republic Paper) TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$391,914.09 As of: 4/30/2007

Total received since inception: \$481,917.44 Amount on Hand: \$391,914.09

Total received since inception: \$0.00 Amount on Hand: \$0.00

Public Infrastructure/Site Development Costs:	\$0.00
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Property Acquisition and Relocation Costs:	\$0.00
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Project Implementation Costs:	\$2,894,228.00
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Other:	\$565,670.00
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Other:	\$220,400.00
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Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,680,498.00

Anticipated TOTAL Project Costs: \$8,325,447.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Riverfront (Projects 1, 10, 12 & 15) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Port Authority of Kansas City, Missouri

Senate District: 10

House District: 40

Original Date Plan/Project

12/16/1999

Plan Description:

Mixed-use development consisting of urban dense residential, office, commercial and institutional projects set in an extension of Kansas City's downtown street grid. Up to 3 million sf building space will be contained in the 55 acre tract.

Plan/Project District dissolved

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
Riverfront (Projects 1, 10, 12 & 15) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$225,527,306.00

Anticipated TOTAL Project Costs: \$582,558,906.00

Financing Method: Not Stated

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 24

Kansas City

Santa Fe TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Damon Pursell Construction
Senate District: 9
House District: 44

Original Date Plan/Project 9/30/1993

Plan Description:

Reclamation of a quarry site and construction of commercial and industrial uses and construction of infrastructure

Plan/Project Under construction

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 181 Actual to Date: 41

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
Santa Fe TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$63,136.03 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$193,455.85 Amount on Hand: \$4,975.88

Economic Activity Taxes:

Total received since inception: \$1,578,531.28 Amount on Hand: \$58,160.15

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$154,931,251.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$12,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$166,931,257.00

Anticipated TOTAL Project Costs: \$575,791,682.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Savoy Hotel TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): 9th & Central Corporation
Senate District: 10
House District: 37

Original Date Plan/Project

3/18/1999

Plan Description:

Restoration and renovation fo the historic Savoy Hotel, provide surface parking and, pending future approval, build a new 200-room hotel with structured parking

Plan/Project Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

93 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
Savoy Hotel TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$41,555.54 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$4,434.78 Amount on Hand: \$4,223.58

Economic Activity Taxes:

Total received since inception: \$37,331.96 Amount on Hand: \$37,331.96

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$6,270,574.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,270,574.00

Anticipated TOTAL Project Costs: \$15,489,679.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Searcy Creek TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City of Kansas City, Missouri
Senate District: 17
House District: 34

Original Date Plan/Project

3/11/1993

Plan Description:

Construction of a sanitary sewer trunk line to eliminate the use of individual septic tank systems which have begun to contaminate area road ditches and streams and devalue properties in the area.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City

Searcy Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$702,630.50 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,341,172.69 Amount on Hand: \$702,630.50

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$46,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$396,000.00

Anticipated TOTAL Project Costs: \$1,146,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kansas City

Shoal Creek (Hunt Midwest) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Hunt Midwest
Senate District: 17
House District: 34, 35
Original Date Plan/Project

11/10/1994

Plan Description:

Construction of residential and commercial uses, infrastructure improvements including construction of portions of Shoal Creek Pkwy, N. Flintlock Rd, N Brighton Rd, NE 72nd St, Maplewoods Pkwy and NE 76th Street

Plan/Project Under construction

Area Type: Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 450 Actual to Date: 500

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City

Shoal Creek (Hunt Midwest) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,035,697.24 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$33,596,159.84 Amount on Hand: \$5,678,845.45

Economic Activity Taxes:

Total received since inception: \$24,422,810.05 Amount on Hand: \$1,356,851.79

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$116,567,594.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$330,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$86,820,897.00

Anticipated TOTAL Project Costs: \$170,333,304.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Southtown/31st & Baltimore (Project G) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Citadel Plaza, LLC c/o CDC of Kansas City

Senate District: 9, 10

House District: 37, 43

Original Date Plan/Project

12/19/1994

Plan Description:

Creation of a mixed-use shopping village with highway accessibility and community access. Includes approximately 250,000sf retail, grocery, banking and restaurant facilities, 300 residential units and 900 parking spaces

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 1075 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City

Southtown/31st & Baltimore (Project G) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$77,379.91 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$77,379.91

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$27,600,000.00

Property Acquisition and Relocation Costs: \$9,769,700.00

Project Implementation Costs: \$18,952,169.00

Other: \$6,564,499.00

Other: \$4,626,759.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$37,513,127.00

Anticipated TOTAL Project Costs: \$75,661,475.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Southtown/31st & Baltimore TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): HCA

Senate District: 9, 10

House District: 37, 43

Original Date Plan/Project

12/19/1994

Plan Description:

TIF dollars will be provide for the stabilization of this residential and commercial neighborhood by retaining existing and attracting new businesses into the area. Revenues will eventually be used to assist in rehabilitation of existing homes and infill

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	476	Actual to Date:	405
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Number of Retained Jobs:

Projected:		Actual to Date:	10178
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Kansas City

Southtown/31st & Baltimore TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$776,476.53 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$12,078,131.15 Amount on Hand: \$695,881.55

Economic Activity Taxes:

Total received since inception: \$3,347,484.34 Amount on Hand: \$80,594.98

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$20,156,631.00

Property Acquisition and Relocation Costs: \$10,378,346.00

Project Implementation Costs: \$13,685,382.00

Other: \$9,775,573.00

Other: \$14,387,989.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$68,383,921.00

Anticipated TOTAL Project Costs: \$128,810,114.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Kansas City

Summit Output Tech. (Proj. 1, 2, 21, 26, 27, & 31)

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Output Technologies, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project

8/31/1995

Plan Description:

Creation of a technology campus through adaptive reuse of existing structures and construction of new office/warehouse and light industrial structures, parking, landscape improvements

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

338 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City

Summit Output Tech. (Proj. 1, 2, 21, 26, 27, & 31)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$730,157.70 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$583,481.23 Amount on Hand: \$286,221.82

Economic Activity Taxes:

Total received since inception: \$1,245,232.64 Amount on Hand: \$443,935.88

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,360,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$429,060.00

Other: \$775,000.00

Other: \$342,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,906,060.00

Anticipated TOTAL Project Costs: \$6,276,052.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

Summit-Pershing Building (Project 8) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Pershing Building, LLC

Senate District: 10

House District: 37

Original Date Plan/Project

8/10/2000

Plan Description:

rehabilitation of and adaptive reuse of the Pershing Building as commercial office and retail space

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected:

255 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kansas City
Summit-Pershing Building (Project 8) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,952,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,915,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,867,500.00

Anticipated TOTAL Project Costs: \$13,640,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Three Trails TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): TIAA
Senate District: 9
House District: 44

Original Date Plan/Project

2/7/2002

Plan Description:

Revitalization of the Bannister Mall as the newly renovated Three Trails Mall

Plan/Project Inactive

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 380 Actual to Date: 720

Number of Retained Jobs:

Projected: 1720 Actual to Date:

Kansas City
Three Trails TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,177.64 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$12,881.14 Amount on Hand: \$6,177.64

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$296,000.00

Other: \$31,500,000.00

Other: \$1,500,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,296,000.00

Anticipated TOTAL Project Costs: \$83,296,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 31

Current anticipated estimated number of years to retirement: 24

Kansas City

Tower Properties, Project A TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): CB Building Corporation
Senate District: 10
House District: 37
Original Date Plan/Project 11/27/1995
Plan Description:
Construction of a 330-space parking garage at 9th and Walnut in downtown KC

Plan/Project Fully operational
Area Type: Blight
But for Determination:
Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:			
	Projected:	Actual to Date:	2
Number of Retained Jobs:			
	Projected:	Actual to Date:	2

Kansas City
Tower Properties, Project A TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,705.88 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$305,971.25 Amount on Hand: \$103,971.01

Economic Activity Taxes:

Total received since inception: \$6,175.41 Amount on Hand: \$3,761.85

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,640,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,640,000.00

Anticipated TOTAL Project Costs: \$2,640,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Tower Properties, Project B TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Tower Properties
Senate District: 10
House District: 37

Original Date Plan/Project

11/27/1995

Plan Description:

Construction of 1 million sf office space, rehabilitation of former Federal Building located at 909 Walnut Street, construction of approximately 2000 structured parking spaces

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	135	Actual to Date:	70
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Number of Retained Jobs:

Projected:		Actual to Date:	2
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Kansas City
Tower Properties, Project B TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,614.53 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$174,545.39 Amount on Hand: \$4,737.75

Economic Activity Taxes:

Total received since inception: \$27,640.36 Amount on Hand: \$876.78

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,836,930.50

Property Acquisition and Relocation Costs: \$325,000.00

Project Implementation Costs: \$0.00

Other: \$576,301.00

Other: \$266,980.50

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,180,212.00

Anticipated TOTAL Project Costs: \$8,180,212.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Tower Properties, Project H TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 909 E. Walnut, LLC c/o SIMBOL Commercial

Senate District: 10

House District: 37

Original Date Plan/Project

11/27/1995

Plan Description:

Construction of 1 million sf office space and construction of 2,750 structured parking spaces with all appurtenances thereto including streetscapes.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected: 135 Actual to Date: 110

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
Tower Properties, Project H TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,639.43 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$139,607.06 Amount on Hand: \$2,639.43

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,886,110.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$0.00

Other: \$635,893.00

Other: \$6,710,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,932,000.00

Anticipated TOTAL Project Costs: \$67,519,459.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Union Hill TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Union Hill Development Company
Senate District: 10
House District: 37, 38
Original Date Plan/Project

12/18/1997

Plan Description:

Supplemental funding for neighborhood revitalization activities, begun under the Union Hill Ch. 353 designation. Provides for property acquisition, blight removal, infrastructure improvements, a residential and commercial loan/grant program & Community C

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 30 Actual to Date: 113

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
Union Hill TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$130,065.09 As of: 4/30/2007

Payments in Lieu of Taxes:

 Total received since inception: \$871,265.67 Amount on Hand: \$57,540.14

Economic Activity Taxes:

 Total received since inception: \$880,886.33 Amount on Hand: \$72,524.95

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$5,400,000.00
 Property Acquisition and Relocation Costs: \$1,632,500.00
 Project Implementation Costs: \$4,185,000.00
 Other: \$497,000.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,714,500.00

Anticipated TOTAL Project Costs: \$69,409,000.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Union Hill-KCPT TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): KCPT Television
Senate District: 10
House District: 37, 38
Original Date Plan/Project

10/26/2000

Plan Description:

Demolition of four of five buildings acquired by KCPT at 105-115 E. 31st Street, and renovation of 115 E. 31st, along with the station's existing building to allow preparation for digital broadcast conversion

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

95 Actual to Date:

95

Kansas City
Union Hill-KCPT TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$509,949.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$509,949.00

Anticipated TOTAL Project Costs: \$15,500,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

Universal Floodwater TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Universal Land Redevelopment Company
Senate District: 10
House District: 40

Original Date Plan/Project

4/18/1991

Plan Description:

Construction of between 2.8 million and 3.3 million sf commercial and industrial development to provide the TIF-capturable taxes necessary to reimburse costs of building flood control and water detention, street improvements and storm sewers for the Proje

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 6000 Actual to Date: 440

Number of Retained Jobs:

Projected: Actual to Date:

Universal Floodwater TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$181,638.32 As of: 4/30/2007

Total received since inception: \$8,356,154.70 Amount on Hand: \$12,407.94

Total received since inception: \$2,359,122.30 Amount on Hand: \$169,230.38

Public Infrastructure/Site Development Costs:	\$16,037,152.00
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Property Acquisition and Relocation Costs:	\$0.00
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Project Implementation Costs:	\$150,000.00
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Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,187,152.00

Anticipated TOTAL Project Costs: \$13,732,815.20

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Uptown Theater TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): UGA, LLC
Senate District: 10
House District: 37

Original Date Plan/Project

6/11/1994

Plan Description:

Revitalization of the 26.2-acre site, and a key section of the Broadway corridor to promote development within a deteriorating stretch of Broadway, anchored by the Uptown Theater and neighboring Valentine Shopping Center

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	807	Actual to Date:	377
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Number of Retained Jobs:

Projected:	92	Actual to Date:	92
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Kansas City
Uptown Theater TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$112,165.54 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$592,946.24 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$29,393,910.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,393,910.00

Anticipated TOTAL Project Costs: \$10,776,061.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Walnut Creek TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Walnut Creek Apartment Associates
Senate District: 17
House District: 31

Original Date Plan/Project

11/23/1988

Plan Description:

Construction of 350 apartment units and amenities and construction of intersection improvements to NE 42nd & N. Holmes, extension of Parvin Road and NE Tracy and installation of water and sanitary sewer improvements

Plan/Project Fully operational

Area Type: Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

5 Actual to Date:

5

Kansas City
Walnut Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$22,978.09 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$2,850,119.26 Amount on Hand: \$22,978.09

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,773,828.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$129,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,902,828.00

Anticipated TOTAL Project Costs: \$17,632,002.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Kansas City

West Edge (Projects 1 & 2) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Trilogy, Inc.
Senate District: 10
House District: 39, 44
Original Date Plan/Project

4/17/2003

Plan Description:

Construction of high quality mixed use redevelopment consistent in design and scope with the existing Country Club Plaza landscape

Plan/Project Starting up

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 1035 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Kansas City
West Edge (Projects 1 & 2) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$614.28 Amount on Hand: \$23,958.33

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,900,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,498,358.00

Other: \$603,006.00

Other: \$849,725.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,851,089.00

Anticipated TOTAL Project Costs: \$76,602,089.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Winchester Ventures TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Winchester Ventures II
Senate District: 9
House District: 42, 50

Original Date Plan/Project

12/19/1991

Plan Description:

Development of a business campus which can compete with those settings located in the outlying Kansas suburbs and help provide basic infrastructure improvements to an older residential neighborhood located in the area

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market

Number of New Jobs:

Projected:	680	Actual to Date:	980
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Number of Retained Jobs:

Projected:		Actual to Date:	140
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Kansas City
Winchester Ventures TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,615,127.42 As of: 4/30/2007

Payments in Lieu of Taxes:

 Total received since inception: \$6,140,914.98 Amount on Hand: \$1,556,000.81

Economic Activity Taxes:

 Total received since inception: \$5,054,689.66 Amount on Hand: \$469,879.28

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$12,143,440.00
 Property Acquisition and Relocation Costs: \$741,000.00
 Project Implementation Costs: \$1,079,000.00
 Other: \$195,000.00
 Other: \$0.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,158,440.00

Anticipated TOTAL Project Costs: \$13,515,844.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Winchester-Visions (Project 13) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Visions Building Corporation
Senate District: 9
House District: 42, 50

Original Date Plan/Project

12/19/1991

Plan Description:

Construction of approximately 1,133,600sf office space and 20,000sf retail space, including acquisition of residential properties, rehabilitation of the existing residential neighborhood.

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

220

Kansas City
Winchester-Visions (Project 13) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$15,496.81 As of: 4/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$405,596.56 Amount on Hand: \$11,771.20

Economic Activity Taxes:

Total received since inception: \$218,707.85 Amount on Hand: \$3,725.61

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$550,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$550,000.00

Anticipated TOTAL Project Costs: \$2,400,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kearney

Methodist Church Redevelopment TIF Plan

Contact Agency: Kearney
Contact Phone: 816-628-4142
Developer(s): DEW, LLC
Senate District: 21
House District: 35
Original Date Plan/Project

8/21/2000

Plan Description:

Finance storm water detention improvements to assist private restoration of the historic Methodist Church building and construct approx 20,000sf new retail/office space. Private contribution of approximately \$1.625 million.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and adequate capacity to support development.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kearney

Methodist Church Redevelopment TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,015.00 As of: 3/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$115,196.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$72,411.00 Amount on Hand: \$1,015.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 4

Current anticipated estimated number of years to retirement: 5

Kearney

Northland Development Redevelopment Area TIF

Contact Agency: Kearney

Contact Phone: 816-628-4142

Developer(s): Platte Clay Industrial Development Corporation

Senate District: 21

House District: 35

Original Date Plan/Project

9/5/1995

Plan Description:

Widening of MO-92, new street construction and related site prep and infrastructure/utility extensions to facilitate construction of the Platte Clay Electric Cooperative Corporation headquarters and 100,000sf warehouse facility on the site.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and infrastructure to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Kearney

Northland Development Redevelopment Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$68,480.00 As of: 3/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,250,676.00 Amount on Hand: \$68,480.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kirksville

Kirksville Downtown Improvement TIF

Contact Agency: Kirksville

Contact Phone: 660-627-1026

Developer(s):

Senate District: 18

House District: 2

Original Date Plan/Project

12/27/1999

Plan Description:

Fund the implementation of the Kirksville Downtown Development Plan, a mixed-use project including construction on new business buildings, restoration of existing buildings, façade improvement, streetscape and other infrastructure improvements

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 90 Actual to Date:

Number of Retained Jobs:

Projected: 90 Actual to Date:

Kirksville

Kirksville Downtown Improvement TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$195,855.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$672,345.00 Amount on Hand: (\$10,699.00)

Economic Activity Taxes:

Total received since inception: \$234,733.00 Amount on Hand: \$206,554.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$15,052,479.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kirkwood

Meacham Park Redevelopment Project

Contact Agency: Kirkwood
Contact Phone: 314-822-5834
Developer(s): The DESCO Group, Inc.
Senate District: 15
House District: 95

Original Date Plan/Project

12/1/1994

Plan Description:

Mixed-use commercial/residential redevelopment of the Meacham Park historic neighborhood. The plan will develop 52 acres, 500,000sf retail, construct new infill housing and provide funding for major neighborhood improvements such as housing rehab, parks

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected: 600 Actual to Date: 1161

Number of Retained Jobs:

Projected: Actual to Date:

Kirkwood
Meacham Park Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,739,765.00 As of: 3/31/2007

Payments in Lieu of Taxes:

 Total received since inception: \$7,249,770.00 Amount on Hand: \$1,159,327.00

Economic Activity Taxes:

 Total received since inception: \$15,792,059.00 Amount on Hand: \$2,580,438.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$4,000,000.00
 Property Acquisition and Relocation Costs: \$6,560,000.00
 Project Implementation Costs: \$870,000.00
 Other: \$2,850,000.00
 Other: \$1,150,000.00
 Other:
 Other:
 Other:
 Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,430,000.00

Anticipated TOTAL Project Costs: \$57,000,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

Kirkwood

Pioneer Place

Contact Agency: Kirkwood
Contact Phone: 314-822-5834
Developer(s): NOVUS Development Company
Senate District: 15
House District: 94

Original Date Plan/Project

12/12/1995

Plan Description:

Redevelopment of a seven acre site in downtown formerly composed of a MSP building and five additional parcels. Construction of commercial/retail and office complex of five buildings.

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and relo costs

Number of New Jobs:

Projected:	Actual to Date:	257
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Number of Retained Jobs:

Projected:	Actual to Date:	132
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Pioneer Place

Current Amount of Revenue in Special Allocation Fund: \$371,531.00 As of: 3/31/2007

Total received since inception: \$2,604,515.00 Amount on Hand: \$312,086.00

Total received since inception: \$490,535.00 Amount on Hand: \$59,445.00

Public Infrastructure/Site Development Costs:	\$781,500.00
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Property Acquisition and Relocation Costs:	\$1,738,500.00
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Project Implementation Costs:	\$0.00
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Other:	\$60,000.00
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Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,580,000.00

Anticipated TOTAL Project Costs: \$2,580,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 13

Lee's Summit

Chapel Ridge TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816-696-1105
Developer(s): Atcheson & Haas, LLC
Senate District: 8
House District: 52, 55

Original Date Plan/Project

12/7/2000

Plan Description:

Development of 182,655sf retail and 421,500sf office space and a hotel, plus an additional 435,373sf office, 99,558sf retail 125 single family homes & 334 apartments and a hotel

Plan/Project Under construction

Area Type: Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 2599 Actual to Date: 592

Number of Retained Jobs:

Projected: Actual to Date:

Lee's Summit

Chapel Ridge TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$63,335.53 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$7,852,165.56 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,099,728.57 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$32,140,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,274,160.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$34,414,160.00

Anticipated TOTAL Project Costs: \$101,846,800.00

Financing Method: Pay-as-you-go, Other Bond (TDD)

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Lee's Summit
Hartley Block

Contact Agency: Lee's Summit
Contact Phone: 816-696-1105
Developer(s): Froelich Pycior Companies
Senate District: 8
House District: 56

Original Date Plan/Project

8/17/2006

Plan Description:

Redevelopment of an historic 2-story hardware store and Hartley's Furniture Store. The structures will be converted to retail space on the street level with commercial office space on the second level of the Hartley Building and 18 new residential condo

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Lee's Summit
Hartley Block

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,980,360.00

Property Acquisition and Relocation Costs: \$310,000.00

Project Implementation Costs: \$253,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,543,860.00

Anticipated TOTAL Project Costs: \$7,653,984.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Lee's Summit

I-470 & 350 Highway TIF District

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): RED Capital Holdings of Lee's Summit

Senate District: 8

House District: 47

Original Date Plan/Project

4/4/2000

Plan Description:

Site preparation, infrastructure and related investment to help provide for construction of a substantial retail and commercial facility at the junction of I-470 and 350 Hwy in Lee's Summit

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected:

Actual to Date:

1530

Number of Retained Jobs:

Projected:

Actual to Date:

Lee's Summit

I-470 & 350 Highway TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$153,684.89 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$6,852,686.02 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$16,538,039.49 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$21,364,848.15

Property Acquisition and Relocation Costs: \$3,449,333.00

Project Implementation Costs: \$2,621,630.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$27,435,811.15

Anticipated TOTAL Project Costs: \$117,526,500.00

Financing Method: Pay-as-you-go & TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Lee's Summit

I-470 Business & Technology Center TIF

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): Wilgate Development
Senate District: 8
House District: 56

Original Date Plan/Project

6/27/2006

Plan Description:

975,000sf office and warehouse space, 29,700sf general retail, 25,000sf restaurant, 42,250sf hotel and a 45,920 retail strip center to be assisted by TIF in providing site preparation and infrastructure improvements to facilitate development

Plan/Project Starting up
Area Type: Economic Development
But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Lee's Summit

I-470 Business & Technology Center TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,922,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,072,000.00

Anticipated TOTAL Project Costs: \$70,872,183.00

Financing Method: TIF Bond; Other Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Lee's Summit

Longview Farm TIF Redevelopment Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Gale Communities, Inc.

Senate District: 8

House District: 56

Original Date Plan/Project

3/21/2002

Plan Description:

Renovation of thirteen historic buildings on the Longview Farm property and construction of approximately 220,000sf retail and 176,000sf office space

Plan/Project Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Lee's Summit

Longview Farm TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$20,912.74 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,207.69 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,542,227.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,846,756.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,388,983.00

Anticipated TOTAL Project Costs: \$200,665,294.00

Financing Method: Pay-as-you-go; TIF Bond; Other Bond; Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Northeast TIF District

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): LeMone Smith Development Company

Senate District: 8

House District: 52, 55

Original Date Plan/Project

12/22/1988

Plan Description:

Facilitate development by eliminating direct infrastructure construction costs for businesses building new locations in the project area

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

380

Number of Retained Jobs:

Projected:

Actual to Date:

Lee's Summit

Northeast TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,117.58 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$8,884,376.10 Amount on Hand: \$6,117.58

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,782,324.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$32,140,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,782,324.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Loan; Other Bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 17

Lee's Summit

Summit Fair

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): RED Development
Senate District: 8
House District: 56

Original Date Plan/Project

8/24/2006

Plan Description:

Construction of a 550,000sf shopping center, realignment of Blue Parkway, improvements to Chipman Road and related infrastructure improvements

Plan/Project Starting up

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Lee's Summit

Summit Fair

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$21,756,503.00

Property Acquisition and Relocation Costs: \$10,243,279.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$31,999,782.00

Anticipated TOTAL Project Costs: \$144,436,904.00

Financing Method: TIF Bond; Other Bond-CID

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Madison County

Highway 67/72 TIF District

Contact Agency: Madison County

Contact Phone: 573-783-2176

Developer(s):

Senate District: 27

House District: 156

Original Date Plan/Project

12/26/2001

Plan Description:

Provide infrastructure improvements to the area for the development of a business park owned by the city of Fredericktown, including relocation of portions of MO-72, and relocating the electric coop to an area away from flooding.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected: 500 Actual to Date: 360

Number of Retained Jobs:

Projected: Actual to Date:

Madison County

Highway 67/72 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$402,294.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$535,422.00 Amount on Hand: \$88,744.00

Economic Activity Taxes:

Total received since inception: \$335,584.00 Amount on Hand: \$308,663.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,550,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$50,000.00

Other: \$1,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$15,200,000.00

Financing Method: Pay-as-you-go; TIF Bond; TIF Notes; Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Manchester

Highway 141/Manchester Road Redevelopment Area

Contact Agency: Manchester
Contact Phone: 636-227-1385
Developer(s): Pace Properties, Inc.
Senate District: 15
House District: 92

Original Date Plan/Project

11/21/2005

Plan Description:

Clearance of low-density, under-utilized properties to redevelop for a large-scale retail project, known as Manchester Highlands, adding approximately 500,000sf retail space to the corridor.

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and relo cost

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Manchester

Highway 141/Manchester Road Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,500,000.00

Property Acquisition and Relocation Costs: \$23,500,000.00

Project Implementation Costs: \$3,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$37,500,000.00

Anticipated TOTAL Project Costs: \$133,075,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 14

Maryland Heights

East Dorsett Redevelopment District

Contact Agency: Maryland Heights

Contact Phone: 314-291-6550

Developer(s):

Senate District: 24

House District: 79

Original Date Plan/Project

9/18/2003

Plan Description:

Provide for investment in improved infrastructure within the TIF area for redevelopment, elimination of blighting conditions and conservation.

Plan/Project Starting up

Area Type: Blight, Conservation, Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Maryland Heights

East Dorsett Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$54,929.00 As of: 12/31/2006

Payments in Lieu of Taxes:

Total received since inception: \$179,556.00 Amount on Hand: \$54,929.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,000,000.00

Property Acquisition and Relocation Costs: \$18,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,500,000.00

Anticipated TOTAL Project Costs: \$29,500,000.00

Financing Method: Pay-as-you-go; TIF Bond; TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Maryland Heights

South Heights Redevelopment Area TIF

Contact Agency: Maryland Heights
Contact Phone: 314-291-6550
Developer(s): Duke Realty Corporation
Senate District: 24
House District: 79

Original Date Plan/Project

9/21/1995

Plan Description:

Redevelopment of approximately 100 acres into a combination of light industrial, commercial and retail uses encompassing about 1 million sf new development.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected: 1000 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

Maryland Heights

South Heights Redevelopment Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2006

Payments in Lieu of Taxes:

Total received since inception: \$4,439,517.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,424,744.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,000,000.00

Property Acquisition and Relocation Costs: \$16,100,000.00

Project Implementation Costs: \$3,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$31,100,000.00

Anticipated TOTAL Project Costs: \$139,500,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 23

Maryville

LMP Steel & Wire Expansion TIF

Contact Agency: Maryville
Contact Phone: 660-562-8001
Developer(s): Nucor-LMP
Senate District: 12
House District: 4

Original Date Plan/Project

4/14/2004

Plan Description:

Assist in the construction of a new 40,000sf industrial facility for LMP Wire to move their recently acquired Excel Grinding Company from Hammond, IN.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 40 Actual to Date: 40

Number of Retained Jobs:

Projected: Actual to Date:

Maryville

LMP Steel & Wire Expansion TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$39,279.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$196,348.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$235,000.00

Other: \$40,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$471,348.00

Anticipated TOTAL Project Costs: \$1,666,348.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 6

Maryville

Maryville Town Center Redevelopment Area 1 TIF

Contact Agency: Maryville
Contact Phone: 660-562-8001
Developer(s): Maryville Partners, LLC
Senate District: 12
House District: 4

Original Date Plan/Project

2/28/2005

Plan Description:

Demolition of two large buildings and construction of a new large anchor space of 48,000sf and a new junior anchor space of 11,090sf, renovation of an existing retail strip facility and all necessary public infrastructure upgrades, construction, etc.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Maryville

Maryville Town Center Redevelopment Area 1 TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$55,757.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$61,316.00 Amount on Hand: \$55,757.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$705,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$45,000.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,950,000.00

Anticipated TOTAL Project Costs: \$7,531,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Miller County

Osage National Project TIF Plan

Contact Agency: Miller County
Contact Phone: 573-369-1900
Developer(s): Parkside Enterprises, LLC
Senate District: 6
House District: 115

Original Date Plan/Project

10/8/1991

Plan Description:

Development of a national-level golf course with surrounding housing with full amenities, construction of or extension of necessary public infrastructure into the site

Plan/Project Fully operational

Area Type: Blight, Economic Development

But for Determination:

Required significant public infrastructure investment to construct adequate capacity to support the development'

Number of New Jobs:

Projected:	60	Actual to Date:	60
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Number of Retained Jobs:

Projected:	60	Actual to Date:	60
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Miller County

Osage National Project TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 7

Miner

Miner Gateway Redevelopment Project

Contact Agency: Miner
Contact Phone: 573-471-8520
Developer(s): Drury Hotels
Senate District: 27
House District: 160
Original Date Plan/Project

8/1/2006

Plan Description:

Purchase and demolition of old, blighted motel property, upgrade site access and other infrastructure to make available for construction of a new Drury Hotel property

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Miner

Miner Gateway Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$900,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$900,000.00

Property Acquisition and Relocation Costs: \$950,000.00

Project Implementation Costs: \$200,000.00

Other: \$100,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$15,050,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Monett

Monett TIF District

Contact Agency: Monett

Contact Phone: 417-235-3763

Developer(s):

Senate District: 29

House District: 131

Original Date Plan/Project

12/30/1996

Plan Description:

Mitigate traffic hazards along roadways in the benefit district in anticipation of the construction of a Wal-Mart and Ramey Super Market in the area

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Monett

Monett TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,484,091.16 As of: 3/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$3,866,795.44 Amount on Hand: \$772,578.54

Economic Activity Taxes:

Total received since inception: \$1,485,340.34 Amount on Hand: \$711,512.62

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,300,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,300,000.00

Anticipated TOTAL Project Costs: \$9,300,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 5

Monett

TIF 2 Redevelopment Area

Contact Agency: Monett

Contact Phone: 417-235-3763

Developer(s):

Senate District: 29

House District: 131

Original Date Plan/Project

3/2/2005

Plan Description:

Mitigate traffic hazards along roadways in the benefit district in anticipation of the construction of a Lowes Home Improvement store facility

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Monett

TIF 2 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$314,794.40 As of: 3/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$314,735.58 Amount on Hand: \$314,735.58

Economic Activity Taxes:

Total received since inception: \$58.82 Amount on Hand: \$58.82

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Mound City

Mound City TIF District

Contact Agency: Mound City

Contact Phone: 660-442-3447

Developer(s): M.C. Dev. Corp., Custom Convenience, LLC & McDonal

Senate District: 012

House District: 004

Original Date Plan/Project

8/30/2002

Plan Description:

Installation of infrastructure, commercial buildings & related improvements and elimination of blight conditions.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasable in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	49	Actual to Date:	68
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Number of Retained Jobs:

Projected:	49	Actual to Date:	68
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Mound City

Mound City TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,079.65 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$189,663.00 Amount on Hand: \$13,079.65

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,117.66

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$802,400.00

Other: \$16,471.35

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$822,989.01

Anticipated TOTAL Project Costs: \$1,136,102.20

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

North Kansas City

Northgate Village TIF Plan

Contact Agency: North Kansas City

Contact Phone: 816-412-7814

Developer(s): Hunt-Midwest Enterprises & Rainen Companies, Inc.

Senate District: 17

House District: 31

Original Date Plan/Project

2/1/2000

Plan Description:

Development of mixed-use housing & retail site and demolition of existing small obsolescent apartment units

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y/relo costs

Number of New Jobs:

Projected:

Actual to Date:

25

Number of Retained Jobs:

Projected:

Actual to Date:

North Kansas City

Northgate Village TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$564,668.00 As of: 10/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$508,823.00 Amount on Hand: \$508,823.00

Economic Activity Taxes:

Total received since inception: \$55,845.00 Amount on Hand: \$55,845.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,578,456.00

Property Acquisition and Relocation Costs: \$14,000,000.00

Project Implementation Costs: \$0.00

Other: \$5,372,772.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$25,951,228.00

Anticipated TOTAL Project Costs: \$28,596,577.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Osage Beach

Prewitt's Hwy 54 Enterprises, LLC TIF

Contact Agency: Osage Beach
Contact Phone: 573-302-2000
Developer(s): Prewitt's Hwy 43 Enterprises, LLC
Senate District: 6
House District: 115
Original Date Plan/Project

7/6/2000

Plan Description:

Development of big box and smaller retail stores; improvement of Hwy 54-42 intersection including signalization and rerouting of State Rt D; extension of fire protection, water & sewer to School of the Osage

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	Actual to Date:	850
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Number of Retained Jobs:

Projected:	Actual to Date:	8
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Osage Beach
Prewitt's Hwy 54 Enterprises, LLC TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2006

Payments in Lieu of Taxes:

Total received since inception: \$1,785,618.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,049,662.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,763,947.00

Property Acquisition and Relocation Costs: \$2,400,000.00

Project Implementation Costs: \$700,000.00

Other: \$250,000.00

Other: \$162,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,275,947.00

Anticipated TOTAL Project Costs: \$101,130,093.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Raymore

Hwy 58 West Extended Redevelopment Plan

Contact Agency: Raymore

Contact Phone: 816-331-0488

Developer(s): PDD Development, LLC & Raymore Galleria, LLC

Senate District: 31

House District: 123

Original Date Plan/Project

1/24/2005

Plan Description:

Property acquisition and installation of necessary infrastructure and roadway/traffic control improvements to support development of approximately 310,000sf 'inline' retail center.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected: 153 Actual to Date: 135

Number of Retained Jobs:

Projected: Actual to Date:

Raymore

Hwy 58 West Extended Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$87,237.62 As of: 10/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$109,949.35 Amount on Hand: \$109,949.28

Economic Activity Taxes:

Total received since inception: \$549,732.46 Amount on Hand: \$332,419.28

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,459,276.00

Property Acquisition and Relocation Costs: \$4,509,546.00

Project Implementation Costs: \$793,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,761,822.00

Anticipated TOTAL Project Costs: \$71,800,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Raytown

USA 800 Redevelopment Plan

Contact Agency: Raytown

Contact Phone: 816-737-6059

Developer(s): USA 800, Inc.

Senate District: 10

House District: 50

Original Date Plan/Project

8/5/1998

Plan Description:

Construction of a two-story building of approximately 21,000sf, including 10,000sf warehouse space and 11,000sf for a call center.

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	75	Actual to Date:	100
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Number of Retained Jobs:

Projected:	35	Actual to Date:	40
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Raytown

USA 800 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$350,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Richmond Heights

Francis Place RPA 1 & 4 TIF

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): Pace Properties

Senate District: 15

House District: 87

Original Date Plan/Project

3/3/2003

Plan Description:

Construction of a parking garage with 750 spaces, additional surface parking, 116,000sf total retail spaces and 35 residential units

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected: 340 Actual to Date: 400

Number of Retained Jobs:

Projected: Actual to Date:

Richmond Heights

Francis Place RPA 1 & 4 TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$767,897.19 As of: 10/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$896,366.43 Amount on Hand: \$4,459.90

Economic Activity Taxes:

Total received since inception: \$2,435,272.64 Amount on Hand: \$763,437.29

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,146,142.28

Property Acquisition and Relocation Costs: \$3,401,343.00

Project Implementation Costs: \$3,854,709.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,402,194.28

Anticipated TOTAL Project Costs: \$54,953,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 16

Riverside

Gateway Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-221-3420

Developer(s):

Senate District: 34

House District: 32

Original Date Plan/Project

10/2/2001

Plan Description:

Improvement to infrastructures and development of commercial, retail and/or general business facilities; property acquisition and parcel assembly.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Riverside

Gateway Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Riverside

L-385 Levee Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-221-3420

Developer(s):

Senate District: 34

House District: 32

Original Date Plan/Project

7/16/1996

Plan Description:

Provides for necessary infrastructure, I-635 & Van de Populier Rd interchange, other road improvements and extensions of necessary infrastructure for commercial and industrial development on former flood plain, now protected by USACE I-385 Levee

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected: 12684 Actual to Date: 283

Number of Retained Jobs:

Projected: Actual to Date:

Riverside

L-385 Levee Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$242,966.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$4,303,147.00 Amount on Hand: \$114,132.00

Economic Activity Taxes:

Total received since inception: \$1,125,441.00 Amount on Hand: \$683.17

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$79,000,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$8,600,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$89,600,000.00

Anticipated TOTAL Project Costs: \$167,000,000.00

Financing Method: Pay-as-you-go; TIF Bond; IRB; TIF Notes; St. TIF

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Riverside

Upper Gateway Mixed-Use Redevelopment Plan

Contact Agency: Riverside
Contact Phone: 816-221-3420
Developer(s): T E Woods Construction Company
Senate District: 34
House District: 32

Original Date Plan/Project

12/28/2006

Plan Description:

Improvements to public infrastructure, new residential and commercial development for the purpose of eliminating blighting influences in the area.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Riverside

Upper Gateway Mixed-Use Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$100,000.00

Property Acquisition and Relocation Costs: \$550,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$650,000.00

Anticipated TOTAL Project Costs: \$24,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Scott County

Scott County I-55 Redevelopment Project

Contact Agency: Scott County
Contact Phone: 573-545-3549
Developer(s): Boyer Construction Company
Senate District: 27
House District: 160

Original Date Plan/Project

10/3/2002

Plan Description:

Rehabilitation of the Sikeston Factory Outlet Mall as the largest sales tax producing entity in the county to revitalize sales which declined 40% in a 7-year period prior to beginning of the project, and to increase employment opportunities in the region

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required parcel assembly and/or related costs

Number of New Jobs:

Projected:	150	Actual to Date:	110
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Number of Retained Jobs:

Projected:	150	Actual to Date:	150
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Scott County

Scott County I-55 Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$491.43 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$22,340.93 Amount on Hand: \$491.43

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$175,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$108,143.65

Other: \$12,748.87

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$295,892.52

Anticipated TOTAL Project Costs: \$1,434,715.24

Financing Method: TIF Notes

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 16

Shelbina

Shelbina Redevelopment Area TIF

Contact Agency: Shelbina

Contact Phone: 573-588-4104

Developer(s):

Senate District: 18

House District: 8

Original Date Plan/Project

5/13/2003

Plan Description:

Facilitate new development in the area, construct necessary new infrastructure to support development and to pay for any necessary property acquisition or relocations

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly or relo costs

Number of New Jobs:

Projected:	12	Actual to Date:	12
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Number of Retained Jobs:

Projected:	7	Actual to Date:	7
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Shelbina

Shelbina Redevelopment Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$5,353.55 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,058.86 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Sikeston

60/61 TIF District

Contact Agency: Sikeston
Contact Phone: 573-471-2511
Developer(s): Four Corners Development Company, Inc.
Senate District: 27
House District: 160
Original Date Plan/Project 6/5/2000
Plan Description:
A mixed-use development consisting of retail, commercial and residential components.

Plan/Project Fully operational
Area Type: Blight, Economic Development
But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:			
	Projected:	180	Actual to Date: 212
Number of Retained Jobs:			
	Projected:	80	Actual to Date: 100

Sikeston
60/61 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$617,851.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$420,496.00 Amount on Hand: \$324.00

Economic Activity Taxes:

Total received since inception: \$1,550,278.00 Amount on Hand: \$516.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,775,000.00

Property Acquisition and Relocation Costs: \$75,000.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$7,000,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 11

Sikeston

North Main and Malone Development Area TIF

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Sikeston Acquisitions, Inc.

Senate District: 27

House District: 160

Original Date Plan/Project

5/6/2004

Plan Description:

Site preparation activities including demolition for reconstruction of commercial and retail businesses

Plan/Project Fully operational

Area Type: Blight, Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	50	Actual to Date:	83
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Number of Retained Jobs:

Projected:		Actual to Date:	5
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Sikeston

North Main and Malone Development Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,698.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$18,562.00 Amount on Hand: \$8.00

Economic Activity Taxes:

Total received since inception: \$60,251.00 Amount on Hand: \$11,451.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,000,000.00

Property Acquisition and Relocation Costs: \$600,000.00

Project Implementation Costs: \$0.00

Other: \$100,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,700,000.00

Anticipated TOTAL Project Costs: \$8,250,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Ann

Northwest Plaza Redevelopment Project

Contact Agency: St. Ann
Contact Phone: 314-428-6801
Developer(s): NW Plaza Owner, LLC
Senate District: 24
House District: 77

Original Date Plan/Project

9/24/2007

Plan Description:

A complete revovation, including modernization and repair, of the 1.62 million sf Northwest Plaza Mall into a regional shopping center with retail, office, restaurant and other mixed commercial uses.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity, required parcel assembly and/or relo cost and existence of fire hazard remediation

Number of New Jobs:

Projected: 1000 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Ann

Northwest Plaza Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$44,000,000.00

Property Acquisition and Relocation Costs: \$18,000,000.00

Project Implementation Costs: \$16,000,000.00

Other: \$6,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$84,000,000.00

Anticipated TOTAL Project Costs: \$249,500,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

EBR Enterprises, LLC/HHS Properties, Inc. TIF Plan

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): EBR Enterprises, LLC & HHS Properties, Inc

Senate District: 34

House District: 27

Original Date Plan/Project

1/3/2006

Plan Description:

Redevelopment of the area into three project areas consisting of retail and office spaces with necessary public infrastructure improvements including roadwork to Blackwell and Belt Highway

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel assembly and/or relo costs

Number of New Jobs:

Projected:	203	Actual to Date:	100
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Number of Retained Jobs:

Projected:	Actual to Date:
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St. Joseph

EBR Enterprises, LLC/HHS Properties, Inc. TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$47,565.98 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$47,565.98 Amount on Hand: \$47,565.98

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,232,694.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$265,954.00

Other: \$30,972.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,529,620.00

Anticipated TOTAL Project Costs: \$31,633,074.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

Mitchell Avenue Corridor TIF

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): American Family Mutual Insurance Company

Senate District: 34

House District: 29

Original Date Plan/Project

6/5/2006

Plan Description:

Site prep with all necessary infrastructure construction and extension, improvement, etc to allow American Family Insurance to build addition to the existing regional headquarters and add approximately 400 new salaried positions

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

400 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Joseph

Mitchell Avenue Corridor TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,795,365.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$125,000.00

Other: \$53,905.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,974,270.00

Anticipated TOTAL Project Costs: \$29,436,108.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

North County Development - Project 1 TIF Plan

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): Bob Johnson-Red Development / St. Joseph Dev Co

Senate District: 34

House District: 27

Original Date Plan/Project

8/1/2003

Plan Description:

Construction of a general retail shopping center of approximately 646,000sf together with all necessary appurtenances, infrastructure improvements, etc.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development, and required parcel ass'y, and/or relo cost

Number of New Jobs:

Projected:	1640	Actual to Date:	1150
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Number of Retained Jobs:

Projected:		Actual to Date:	11
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St. Joseph

North County Development - Project 1 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$462,629.47 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,208,451.08 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,040,554.63 Amount on Hand: \$462,629.47

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$31,624,783.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,800,619.00

Other: \$1,139,035.00

Other: \$746,581.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$35,311,018.00

Anticipated TOTAL Project Costs: \$107,643,091.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

Ryan's Block Redevelopment Project Project B TIF

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): St. Joseph Restoration
Senate District: 34
House District: 27

Original Date Plan/Project

12/4/2006

Plan Description:

Rehabilitation and restoration of the Ryan Block Building at 1137-1141 Frederick and demolish the existing building at 1125 Frederick to provide 20 parking spaces for the renovated building

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Joseph

Ryan's Block Redevelopment Project Project B TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$309,766.86

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$317,766.86

Anticipated TOTAL Project Costs: \$858,945.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

Stockyards Redevelopment

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): Triumph Foods, LLC
Senate District: 34
House District: 29

Original Date Plan/Project

10/27/2003

Plan Description:

Construction of approximately 550,000sf improvements to house corporate headquarters and pork processing facility with value of approximately \$130,000,000.00, along with necessary utilities and infrastructure

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs

Number of New Jobs:

Projected: 1000 Actual to Date: 2319

Number of Retained Jobs:

Projected: Actual to Date:

St. Joseph
Stockyards Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,450,000.00

Property Acquisition and Relocation Costs: \$5,600,000.00

Project Implementation Costs: \$150,000.00

Other: \$8,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,700,000.00

Anticipated TOTAL Project Costs: \$128,500,000.00

Financing Method: TIF Bond; Industrial Revenue Bond

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 19

St. Joseph

The Tuscany Towers TIF Plan

Contact Agency: St. Joseph
Contact Phone: 815-271-4760
Developer(s): JSC Development
Senate District: 34
House District: 27

Original Date Plan/Project

9/15/2005

Plan Description:

Rehabilitation of a structure currently existing in the phase 1 redevelopment area, construction of several 1 to 4-level commercial, retail and office buildings, hotel, restaurant and convenience store, parking lots and related infrastructure

Plan/Project Seeking developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected: 1500 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Joseph

The Tuscany Towers TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,855,155.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$82,000.00

Other: \$2,952,845.00

Other: \$10,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,900,000.00

Anticipated TOTAL Project Costs: \$138,841,965.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

Third Street Hotel Redevelopment TIF

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): HISJ Holdings, LLC
Senate District: 34
House District: 27

Original Date Plan/Project

1/5/2004

Plan Description:

Redevelopment and renovation of an historic 170-room hotel building, nationally known restaurant franchise on ground floor, related site, façade, street and landscape improvements

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:

132 Actual to Date:

93

Number of Retained Jobs:

Projected:

Actual to Date:

St. Joseph

Third Street Hotel Redevelopment TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,630.44 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$150,790.86 Amount on Hand: \$4,630.44

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$493,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$100,000.00

Other: \$807,000.00

Other: \$200,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,700,000.00

Anticipated TOTAL Project Costs: \$6,025,000.00

Financing Method: Pay-as-you-go; TDD & Special Tax District

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Louis City

1133 Washington Avenue (352-48)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Washington Avenue Apartments, LP
Senate District: 5
House District: 63

Original Date Plan/Project

8/2/2004

Plan Description:

Renovate the former Days Inn Motel into 127 apartment units for rental, commercial usage and related parking

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

8 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

1133 Washington Avenue (352-48)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,100,000.00

Anticipated TOTAL Project Costs: \$9,900,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis City

1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): A.D. Brown Acquisition Corp. LLC

Senate District: 5

House District: 63

Original Date Plan/Project

12/21/2004

Plan Description:

Revnovation of the 9-story A. D. Brown Building for 90 residential condominiums with ground floor commercial and related parking

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:

40 Actual to Date:

20

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,650,000.00

Anticipated TOTAL Project Costs: \$25,400,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

1141-51 S. 7th St. (352-23) "The Art of Living"

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Disper-Schmitt Properties, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

12/10/2002

Plan Description:

Adapt an historic 48,000sf two-story industrial building for office use. Provide an expanded job source for the southern edge of the downtown area

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 200 Actual to Date: 150

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

1141-51 S. 7th St. (352-23) "The Art of Living"

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$90,086.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$41,109.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$6,542,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis City

1300 Convention Plaza (352-47)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Convention Plaza Apartments, LLC
Senate District: 5
House District: 63
Original Date Plan/Project 12/21/2004
Plan Description:
Preservation and renovation of an historic downtown St. Louis building for residential use.

Plan/Project Fully operational
Area Type: Conservation
But for Determination:
Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:
Projected: Actual to Date: 5
Number of Retained Jobs:
Projected: 5 Actual to Date:

St. Louis City

1300 Convention Plaza (352-47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$870,000.00

Anticipated TOTAL Project Costs: \$9,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

1312 Washington (Garment Row Lofts) (352-30)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): 1312 Washington Avenue, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

6/16/2003

Plan Description:

Adaptive reuse of a 7-story, 32,250sf building for 12 condos plus ground floor retail

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

15 Actual to Date:

15

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

1312 Washington (Garment Row Lofts) (352-30)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,003.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,003.00 Amount on Hand: \$3,003.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$3,211,132.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis City

1505 Missouri Avenue (352-21)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Gilded Age Renovation, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

8/5/2002

Plan Description:

Adaptive reuse of an historic church building for 12 condo residential units. Upgrades a deteriorating structure in the middle of an historic neighborhood.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

1505 Missouri Avenue (352-21)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,430.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$43,030.00 Amount on Hand: \$14,430.00

Economic Activity Taxes:

Total received since inception: \$691.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$600,000.00

Anticipated TOTAL Project Costs: \$2,676,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

2200 Gravois (352-85)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): 2200 Gravois, LLC
Senate District: 5
House District: 58

Original Date Plan/Project

8/3/2006

Plan Description:

Rehabilitation of an historic structure into mixed-use commercial and residential uses

Plan/Project Not stated

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

50 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

2200 Gravois (352-85)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$7,987,547.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis City

3800 Park Avenue (352-12)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Park Avenue Management, LLC
Senate District: 5
House District: 64
Original Date Plan/Project

8/1/2001

Plan Description:

Redevelopment of the two story, 24,000sf building to suit the needs of a high technology company with investment of \$1.3 million. Developer would lease unneeded space to other complimentary high tech businesses

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	20	Actual to Date:	30
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Number of Retained Jobs:

Projected:	30	Actual to Date:	22
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St. Louis City

3800 Park Avenue (352-12)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$18,957.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$31,206.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$390,000.00

Anticipated TOTAL Project Costs: \$1,300,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis City

410 N. Jefferson (West Gate) Lofts (352-45)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): 410 N. Jefferson, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

8/2/2004

Plan Description:

Renovation of a 5-story, 85,000sf warehouse building into 49 condominium units with related parking

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected:

5 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

410 N. Jefferson (West Gate) Lofts (352-45)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$19,104.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$17,607.00 Amount on Hand: \$18,745.00

Economic Activity Taxes:

Total received since inception: \$359.00 Amount on Hand: \$359.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,525,000.00

Anticipated TOTAL Project Costs: \$12,800,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

4100 Forest Park (352-86)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): Acme Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project

Plan Description:

Rehabilitation of a circa-1921 warehouse building into a mixed-use commercial, office and residential facility.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 125 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

4100 Forest Park (352-86)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,500,000.00

Anticipated TOTAL Project Costs: \$40,939,971.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis City

4200 Laclede Avenue (352-19)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): A. C. Murphy Properties & Development
Senate District: 5
House District: 64

Original Date Plan/Project

6/20/2002

Plan Description:

Renovation of the 4200 Laclede Building into 18 new condominium units. Preservation of an historical building to increase tax base and provide a catalyst for residential development and private investment in the CWE

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

4200 Laclede Avenue (352-19)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$38,940.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$38,940.00 Amount on Hand: \$38,940.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$6,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis City

4391-99 West Pine Condo (352-10)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): 110 N. Condominium, LLC (Westin Group)

Senate District: 4

House District: 64

Original Date Plan/Project

2/10/2000

Plan Description:

Construction of 12 residential units and 24 parking spaces in a new, 32,000sf building built into a vacant lot. Project includes improvements to West Pine Boulevard

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

4391-99 West Pine Condo (352-10)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,600.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$310,162.00 Amount on Hand: \$1,600.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$200,000.00

Property Acquisition and Relocation Costs: \$175,000.00

Project Implementation Costs: \$0.00

Other: \$25,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$400,000.00

Anticipated TOTAL Project Costs: \$3,800,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis City

4548 West Pine Condominiums (352-5)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): West Pine Court, LLC (Westin Group)

Senate District: 4

House District: 64

Original Date Plan/Project

12/22/1997

Plan Description:

Demolition of a long vacant highrise nursing home and construction of 15 for sale at market townhouses. The neighborhood eliminated an eyesore and gained an attractive residential complex with homes that sold for \$250,000 - \$420,000.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

4548 West Pine Condominiums (352-5)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$443,662.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$300,000.00

Anticipated TOTAL Project Costs: \$3,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 0

St. Louis City

5700 Arsenal (352-60)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): The 5700 Property, LLC
Senate District: 4
House District: 65

Original Date Plan/Project

2/28/2005

Plan Description:

\$15 million development of the area. The project involves the demolition of the former Truman Center facility and construction of approximately 34 single-family homes and 22 town homes in the area

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City
5700 Arsenal (352-60)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,340,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

5819 Delmar Housing (352-80C)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): 5819 Delmar Loop, LLC
Senate District: 4
House District: 57

Original Date Plan/Project

1/3/2006

Plan Description:

Acquisition, clearance and improvement of the site and construction of approximately 36 new residential units.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City
5819 Delmar Housing (352-80C)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$7,300,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis City

600 Washington/St. Louis Centre, et al (352-88)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Pyramid Construction, Inc.
Senate District: 5
House District: 58

Original Date Plan/Project

8/3/2006

Plan Description:

Conversion of the old St. Louis Centre Mall into residential and commercial uses. The building exterior will be changed to offer a more updated look. The office tower will be rehabbed and brought up to current standards.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 1000 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

600 Washington/St. Louis Centre, et al (352-88)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$34,300,000.00

Anticipated TOTAL Project Costs: \$109,906,221.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis City

920 Olive/1000 Locust (352-24)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): 920/1000, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

12/21/2002

Plan Description:

RPA1 adapts two multi-level historic masonry structures for 44 apartments plus ground floor retail and parking. RPA1 will be a new mixed-use building to be constructed on a parking lot site.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

49 Actual to Date:

30

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

920 Olive/1000 Locust (352-24)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$316.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$123,004.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$50,070.00 Amount on Hand: \$316.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,667,732.00

Anticipated TOTAL Project Costs: \$18,277,761.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis City

Adler Lofts (352-49)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Adler Lofts, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

12/6/2004

Plan Description:

Renovation of the 5-story, 52,461sf property into 32 loft condominium units with commercial space and related parking

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

40 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City
Adler Lofts (352-49)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$31,871.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$31,502.00 Amount on Hand: \$31,502.00

Economic Activity Taxes:

Total received since inception: \$369.00 Amount on Hand: \$369.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$637,359.00

Anticipated TOTAL Project Costs: \$8,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Argyle Redevelopment (352-07)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Treasurer, City of St. Louis, MO
Senate District: 4
House District: 64

Original Date Plan/Project

12/17/1998

Plan Description:

TIF is being used to back bonds issued by the St. Louis Treasurer to build the Argyle Garage to serve the surrounding commercial district, including the renovated Chase Park Plaza Apartments and Hotel

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure to remedy existing inadequate conditions

Number of New Jobs:

Projected: 25 Actual to Date: 30

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Argyle Redevelopment (352-07)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$508,007.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$2,822,885.00 Amount on Hand: \$301,617.00

Economic Activity Taxes:

Total received since inception: \$3,472,770.00 Amount on Hand: \$206,390.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,200,000.00

Anticipated TOTAL Project Costs: \$12,200,000.00

Financing Method: TIF Notes; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis City

Army Ammunition Plant (352-72)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Goodfellow Acquisition, Inc.
Senate District: 4
House District: 57

Original Date Plan/Project

8/3/2005

Plan Description:

Originally proposed development of a large home improvement store of approximately 102,000sf plus 35,000sf attached garden center and an additional 23,500sf complimentary retail and restaurant space. Plans currently on hold, pending reconsideration.

Plan/Project Seeking developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 168 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Army Ammunition Plant (352-72)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,600,000.00

Anticipated TOTAL Project Costs: \$22,609,833.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Automobile Row (352-52)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): Renaissance Development Associates, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

12/21/2004

Plan Description:

Renovation of approximately 18 mixed use properties in two phases. RPA1: Renovate nine properties into residential, office, commercial and parking uses; RPA2: Renovate additional 9 properties into office, commercial, residential parking, retail and rest.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

30 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Automobile Row (352-52)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$112,773.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$102,307.00 Amount on Hand: \$102,307.00

Economic Activity Taxes:

Total received since inception: \$10,466.00 Amount on Hand: \$10,466.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,800,000.00

Anticipated TOTAL Project Costs: \$34,200,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Ballpark Lofts (352-84)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Ballpark Lofts (BpL) I, 2 & 3, LLCs
Senate District: 5
House District: 58

Original Date Plan/Project

8/1/2006

Plan Description:

Renovation and rehabilitation of three historic buildings in the Cupples Station complex in downtown St. Louis

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 400 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City
Ballpark Lofts (352-84)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,000,000.00

Anticipated TOTAL Project Costs: \$86,632,600.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis City

Barton Street (Tabernacle Lofts) (352-44)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): Tabernacle Lofts, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

8/2/2004

Plan Description:

Renovation of a 3-story, 26,000sf church building and school property into 14 loft condominium units

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected:

2 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Barton Street (Tabernacle Lofts) (352-44)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$22,335.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$21,890.00 Amount on Hand: \$21,890.00

Economic Activity Taxes:

Total received since inception: \$445.00 Amount on Hand: \$445.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$370,000.00

Anticipated TOTAL Project Costs: \$2,800,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Bee Hat Building (352-76)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): BHAT Development, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

8/9/2005

Plan Description:

Renovation of the old Bee Hat Building into a mixed-use building featuring 1st floor commercial space and 36 one to two bedroom market rate apartments.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

22 Actual to Date:

15

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City
Bee Hat Building (352-76)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,295.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,295.00 Amount on Hand: \$1,295.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$11,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Bottle District (352-59)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): BDL, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

12/21/2004

Plan Description:

Renovation and new construction in eight blocks north of the Edward Jones Dome and west of Laclede's Landing for entertainment, commercial and residential uses.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

1400 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Bottle District (352-59)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,030.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$702.00 Amount on Hand: \$702.00

Economic Activity Taxes:

Total received since inception: \$9,328.00 Amount on Hand: \$9,328.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$41,900,000.00

Anticipated TOTAL Project Costs: \$226,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Catlin Townhomes (352-41)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Rothschild Winzerling, LLC
Senate District: 5
House District: 58

Original Date Plan/Project

3/30/2004

Plan Description:

Construction of seven new attached townhouses on vacant land

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Catlin Townhomes (352-41)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$633.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$558.00 Amount on Hand: \$558.00

Economic Activity Taxes:

Total received since inception: \$75.00 Amount on Hand: \$75.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$422,000.00

Anticipated TOTAL Project Costs: \$2,814,460.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Chouteau/Compton Industrial Center (352-6)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): Chouteau Compton, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

2/23/1999

Plan Description:

Clearance of a largely unoccupied industrial site to provide for first class office/industrial/distribution/warehouse uses to serve the region from this central location. The \$14.5 million project will include 275,000sf office/industrial space

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 200 Actual to Date: 100

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Chouteau/Compton Industrial Center (352-6)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$395,336.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$122,051.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,600,000.00

Anticipated TOTAL Project Costs: \$14,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis City

Convention Headquarters Hotel (352-03)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): HRI

Senate District: 5

House District: 63

Original Date Plan/Project

2/13/1999

Plan Description:

Rehabilitate two historic hotel buildings, add a new hotel tower, ballrooms, retail and parking garage. Renaissance Suites (180 units) in the former Lennox Hotel and Renaissance Convention Center & Hotel in the former Statler Hotel.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected: 1000 Actual to Date: 600

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Convention Headquarters Hotel (352-03)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$54,072.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$10,006,039.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,619,250.00 Amount on Hand: \$54,072.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$50,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$50,000,000.00

Anticipated TOTAL Project Costs: \$276,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis City

Ctr for Emerging Tech/Doris Wing Exp (352-11)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Doris Building, LP
Senate District: 5
House District: 64

Original Date Plan/Project

12/17/1999

Plan Description:

Renovation of the 50,000sf Doris Wing property for the Center for Emerging Technologies to create up to 140 new jobs in mostly start-up advanced technology companies, and preservation of an historic building

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 140 Actual to Date: 125

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Ctr for Emerging Tech/Doris Wing Exp (352-11)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$173.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$338,025.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$432,403.00 Amount on Hand: \$173.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,493,000.00

Anticipated TOTAL Project Costs: \$8,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis City

Cupples Station (352-02)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): McCormack Baron & Associates
Senate District: 5
House District: 63

Original Date Plan/Project

3/18/1991

Plan Description:

Phase 1 - 256-room Westin Hotel; Phase 2 - 750-space parking garage; Phase 3 - 190 apartments and retail spaces in two buildings in the historic warehouse complex

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions

Number of New Jobs:

Projected: 3000 Actual to Date: 200

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City
Cupples Station (352-02)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$154,154.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$3,063,245.00 Amount on Hand: \$107,986.00

Economic Activity Taxes:

Total received since inception: \$1,261,840.00 Amount on Hand: \$46,168.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$52,200,000.00

Anticipated TOTAL Project Costs: \$198,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Louis City

Delmar East Loop (352-80D)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Loop TIF, Inc.
Senate District: 4
House District: 57

Original Date Plan/Project

1/3/2006

Plan Description:

Property acquisition and public improvements including public parking, streetscape improvements and lighting, transportation infrastructure development and roadway improvements

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Delmar East Loop (352-80D)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,443.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$23,443.00 Amount on Hand: \$23,443.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,000,000.00

Anticipated TOTAL Project Costs: \$16,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis City

Dogtown Walk II (352-62)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Saaman Development, LLC
Senate District: 4
House District: 64

Original Date Plan/Project

2/28/2005

Plan Description:

The project consists of approximately \$2.7 million in development and preparation of three lots for the construction of approximately 10 residential townhouse units, each 1,900sf in size.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City
Dogtown Walk II (352-62)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$415,000.00

Anticipated TOTAL Project Costs: \$2,700,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Dr. Martin Luther King Plaza (352-18)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Page Partners, LLC
Senate District: 5
House District: 60

Original Date Plan/Project

3/18/2002

Plan Description:

Construction of 43,000sf new retail space at the intersection of N Grand Boulevard, Page Boulevard and Dr. Martin Luther King Drive, anchored by a 13,000sf Save-A-Lot grocery store. The center is 100% leased.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	100	Actual to Date:	95
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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St. Louis City

Dr. Martin Luther King Plaza (352-18)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$24,068.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$228,367.00 Amount on Hand: \$189.00

Economic Activity Taxes:

Total received since inception: \$339,962.00 Amount on Hand: \$23,879.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,250,000.00

Anticipated TOTAL Project Costs: \$6,913,000.00

Financing Method: Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis City

East Bank Lofts (352-64)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): CHD Design Development, LLC
Senate District: 5
House District: 63
Original Date Plan/Project

2/28/2005

Plan Description:

Approximately \$11.1 million renovation and rehabilitation of a seven-floor building located at 1511 Washington Avenue. Project proposes to convert the existing building, containing 51,000sf into 11 residential condominiums totaling 31,000sf.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 25 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City
East Bank Lofts (352-64)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,414,000.00

Anticipated TOTAL Project Costs: \$11,037,820.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Edison Brothers Warehouse (352-8)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Breckenridge Edison Development, LC
Senate District: 5
House District: 63
Original Date Plan/Project

2/23/1999

Plan Description:

Conversion of the unoccupied Edison Brothers warehouse into a 300-room Sheraton Hotel with four levels of parking and recreational meeting facilities. The facility also contains 76 condominiums on the top floors which were built without the use of TIF

Plan/Project Fully operational

Area Type: Blight, Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 300 Actual to Date: 200

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Edison Brothers Warehouse (352-8)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$2,970,734.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$833,278.00 Amount on Hand: \$7.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,170,804.00

Property Acquisition and Relocation Costs: \$2,301,000.00

Project Implementation Costs: \$578,196.00

Other: \$250,000.00

Other: \$150,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,450,000.00

Anticipated TOTAL Project Costs: \$55,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis City

Ely Walker Lofts (352-73)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Orchard Development Group
Senate District: 5
House District: 63

Original Date Plan/Project

8/5/2005

Plan Description:

Conversion of the existing seven-story building into 168 residential units, commercial space and parking

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 125 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Ely Walker Lofts (352-73)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$219.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$219.00 Amount on Hand: \$219.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,000,000.00

Anticipated TOTAL Project Costs: \$44,200,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Euclid/Buckingham Garage (352-81)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Treasurer, City of St. Louis
Senate District: 5
House District: 58

Original Date Plan/Project

3/22/2006

Plan Description:

Construction of a parking garage with 130-140 spaces. The development also includes 45 loft-style residential condominium units above the garage and approximately 6,100sf of street-level retail space which are not TIF-assisted.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

3 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Euclid/Buckingham Garage (352-81)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,300,000.00

Anticipated TOTAL Project Costs: \$5,207,000.00

Financing Method: Not stated

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis City

Fashion Square Lofts-1301 Washington Ave (352-37)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Fashion Square, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

7/23/2004

Plan Description:

Renovate existing eleven-story structure for 122,400sf residential use in 96 apartments and approximately 48,600sf commercial and retail uses

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected:

30 Actual to Date:

70

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Fashion Square Lofts-1301 Washington Ave (352-37)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,700,000.00

Anticipated TOTAL Project Costs: \$29,262,334.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Gaslight Square East (352-51)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Gaslight Square Place III, LLC
Senate District: 4
House District: 58

Original Date Plan/Project

12/21/2004

Plan Description:

Construction of public improvements to support development of 44 townhouses and a lot for a condominium development in addition to two buildings for later development

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Gaslight Square East (352-51)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$19,450,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Georgian Square (352-36 RPA 3)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Gilded Age/Komen Properties
Senate District: 5
House District: 58
Original Date Plan/Project
Plan Description:
Creation of a retail center for the Lafayette Square neighborhood

7/23/2003

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 250 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Georgian Square (352-36 RPA 3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,307.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$12,307.00 Amount on Hand: \$12,307.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,000,000.00

Anticipated TOTAL Project Costs: \$24,068,124.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis City

GEW Lofts (352-92)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): The George E. Walsh Building, LLC
Senate District: 5
House District: 58

Original Date Plan/Project

2/13/2007

Plan Description:

Rehabilitation of five buildings, collectively known as the George E. Walsh Building into residential and commercial uses

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 100 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

GEW Lofts (352-92)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,200,000.00

Anticipated TOTAL Project Costs: \$19,239,131.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis City

Grace Lofts (352-28).

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): McGowan Brothers Development Corporation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

2/25/2003

Plan Description:

Adaptive reuse of an eight-story, 60,000sf building for 24 loft apartments plus first and second floor commercial businesses

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

76 Actual to Date:

60

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City
Grace Lofts (352-28).

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$122,140.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$66,452.00 Amount on Hand: \$66,452.00

Economic Activity Taxes:

Total received since inception: \$55,688.00 Amount on Hand: \$55,688.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$9,793,045.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis City

Grand Center (352-20)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Grand Center, Inc.
Senate District: 5
House District: 58
Original Date Plan/Project

2/25/2003

Plan Description:

A TIF district to engage some 20 to 30 interrelated arts, entertainment, commercial and residential projects. The projects support the city's performing arts center connecting downtown with the Central West End neighborhood

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 3900 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Grand Center (352-20)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$272,349.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$751,523.00 Amount on Hand: \$23,181.00

Economic Activity Taxes:

Total received since inception: \$1,490,738.00 Amount on Hand: \$249,168.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$80,000,000.00

Anticipated TOTAL Project Costs: \$450,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis City

Gravois Plaza (352-13)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Kimco Realty Corporation
Senate District: 5
House District: 67

Original Date Plan/Project

11/30/2001

Plan Description:

Demolition of existing Gravois Plaza. Reconstruct shopping mall, anchored by 125,000sf Shop 'n Save supermarket with adjacent retail shops

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	120	Actual to Date:	100
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Number of Retained Jobs:

Projected:	102	Actual to Date:	102
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St. Louis City

Gravois Plaza (352-13)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$34,162.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$520,759.00 Amount on Hand: \$1,081.00

Economic Activity Taxes:

Total received since inception: \$929,838.00 Amount on Hand: \$33,081.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,049,000.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis City

Hampton Inn Highlands (352-38)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Hampton Hotels, LLC
Senate District: 4
House District: 64

Original Date Plan/Project

3/21/2004

Plan Description:

Construction of a new 118-room hotel facility and restaurant on vacant land on the site of the old St. Louis Arena

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 50 Actual to Date: 178

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Hampton Inn Highlands (352-38)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$319.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$121,222.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,390.00 Amount on Hand: \$319.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$14,036,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Jefferson Arms (352-87)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): Pyramid Construction, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project

8/3/2006

Plan Description:

Rehabilitate the existing residential structure into a mixed-use structure.

Plan/Project Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

400 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Jefferson Arms (352-87)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,800,000.00

Anticipated TOTAL Project Costs: \$80,133,007.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis City

Lafayette Square Historic District (352-14)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Near Southside Improvement Corporation
Senate District: 5
House District: 63

Original Date Plan/Project 12/28/2001

Plan Description:

Implementation of the Lafayette Square Neighborhood Plan by restoring vacant buildings and sites, improving access, circulation and parking, make basic improvements to streets, sidewalks and parks

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	350	Actual to Date:	110
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Number of Retained Jobs:

Projected:	75	Actual to Date:	75
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St. Louis City
Lafayette Square Historic District (352-14)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$175,132.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$514,343.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,040,250.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis City

Lindell Condominiums (352-79)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Opus NWR Development, LLC
Senate District: 4
House District: 64

Original Date Plan/Project

1/3/2006

Plan Description:

Redevelopment project consisting of the acquisition and demolition of the existing building located at the address and construction of a full-amenity high-rise with approximately 200 condominiums, parking and retail.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 30 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Lindell Condominiums (352-79)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$11,815.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$11,735.00 Amount on Hand: \$11,735.00

Economic Activity Taxes:

Total received since inception: \$80.00 Amount on Hand: \$80.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,200,000.00

Anticipated TOTAL Project Costs: \$95,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis City

Loop Hotel (352-80A)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Loop Hotel, LLC
Senate District: 4
House District: 57

Original Date Plan/Project

1/3/2006

Plan Description:

Complete redevelopment of the former funeral home and expansion into a 120-room hotel to serve the Delmar Loop district in west-central St. Louis city.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

65 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City
Loop Hotel (352-80A)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,443.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,100,000.00

Anticipated TOTAL Project Costs: \$19,600,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis City

Louderman Building (352-25)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Louderman Building, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

12/21/2002

Plan Description:

Adaptive reuse of a multi-level office building for condominiums, 3 floors of office, ground floor retail plus parking

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	137	Actual to Date:	85
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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St. Louis City

Louderman Building (352-25)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$18,567.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$236,574.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$80,825.00 Amount on Hand: \$18,567.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$15,121,265.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis City

Loughborough Commons (352-61)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): The Desco Group, Inc. or Loughborough Commons, LLC

Senate District: 1

House District: 108

Original Date Plan/Project

2/28/2005

Plan Description:

A new Schnuck's prototype supercenter consisting of 63,000sf, a 116,000sf national hardware retailer (exclusive of nursery and lumberyard) and add'l gen'l retail up to 50,000sf, 5 out lots consisting of up to 50,000sf.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected: 300 Actual to Date: 250

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Loughborough Commons (352-61)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$57,816.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$57,816.00 Amount on Hand: \$57,816.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,000,000.00

Anticipated TOTAL Project Costs: \$40,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis City

Ludwig Lofts (352-53)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Ludwig Partners, LLC
Senate District: 5
House District: 58

Original Date Plan/Project

3/22/2006

Plan Description:

Rehabilitation of two buildings in downtown St. Louis into first floor retail and residential condominiums in the upper floors

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

52 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Ludwig Lofts (352-53)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$850,000.00

Anticipated TOTAL Project Costs: \$7,100,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis City

Marquette Building (352-57)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): TLG Marquette, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

12/21/2007

Plan Description:

Renovation of the 21-story Marquette Building into 81 residential condominiums, 35 apartments, a YMCA with ground floor and lower level commercial uses.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

81 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Marquette Building (352-57)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$110,967.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$105,218.00 Amount on Hand: \$105,218.00

Economic Activity Taxes:

Total received since inception: \$5,749.00 Amount on Hand: \$5,749.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$54,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Maryland Plaza North (352-7p1)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Rothschild Development, LTD
Senate District: 5
House District: 58

Original Date Plan/Project

8/2/2004

Plan Description:

Renovation of seven long vacant townhomes on 14 lots into approximately 20 condominiums.

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Maryland Plaza North (352-7p1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$42,117.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$42,030.00 Amount on Hand: \$42,030.00

Economic Activity Taxes:

Total received since inception: \$87.00 Amount on Hand: \$87.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,030,000.00

Anticipated TOTAL Project Costs: \$10,240,270.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Maryland Plaza South (352-7p2)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): Koplar Properties, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project

8/2/2004

Plan Description:

Renovation of the former Saks Department Store and Medical Arts Building and the Greenberg Gallery into a commercial and retail/office complex

Plan/Project Under construction

Area Type: Blight, Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Maryland Plaza South (352-7p2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$75,093.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,037.00 Amount on Hand: \$4.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,850,000.00

Anticipated TOTAL Project Costs: \$16,800,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Mississippi Place (352-56)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Gilded Age Renovations, LLC
Senate District: 5
House District: 63
Original Date Plan/Project 12/21/2004
Plan Description:
Construction of 16 new townhomes including off-street parking in the project area.

Plan/Project Under construction
Area Type: Blight
But for Determination:
Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:
Projected: Actual to Date:
Number of Retained Jobs:
Projected: Actual to Date:

St. Louis City

Mississippi Place (352-56)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$85.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$85.00 Amount on Hand: \$85.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$825,000.00

Anticipated TOTAL Project Costs: \$4,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Moon Bros. Carriage Lofts (352-67)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Loftworks, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

8/3/2005

Plan Description:

Renovation and conversion of a five-story building into 43 condominium and two commercial units, and construction of a parking structure on the adjoining lot to the west of the building.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:

5 Actual to Date:

10

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Moon Bros. Carriage Lofts (352-67)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$10,675,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Old Post Office Building (352-15)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Old Post Office Developers, LLC
Senate District: 5
House District: 63
Original Date Plan/Project

7/23/2003

Plan Description:

Renovation of the 5-level, 242,000sf historic Old St. Louis Post Office building for office and retail, including the Missouri Court of Appeals and Webster University. To be complimented by a new parking structure of 1,058 spaces across the street

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 300 Actual to Date: 330

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Old Post Office Building (352-15)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$181.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$122,790.00 Amount on Hand: \$181.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,655,220.00

Anticipated TOTAL Project Costs: \$34,950,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis City

Packard Lofts (352-74)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Packard Lofts, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

8/9/2005

Plan Description:

Renovation and rehabilitation of the existing four-story building and the development of 35 residential condominium units with first floor retail.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

25 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City
Packard Lofts (352-74)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$29,811.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$29,811.00 Amount on Hand: \$29,811.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$7,800,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Page Partners III / Walgreens (352-89)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Page Partners III
Senate District: 5
House District: 58

Original Date Plan/Project

11/7/2006

Plan Description:

Construction of a 14,738sf Walgreens and related parking

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

50 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$5,126,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis City

Park Pacific (352-90)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Parkside Tower, LLC
Senate District: 5
House District: 58
Original Date Plan/Project

8/3/2006

Plan Description:

Rehabilitate the old Union Pacific Building into luxury condominiums and construction of a new tower to the east of the original tower. Construction of special spaces for commercial uses on the first floor of both buildings.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 330 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City
Park Pacific (352-90)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,460,000.00

Anticipated TOTAL Project Costs: \$125,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis City

Paul Brown/Arcade Building (352-26)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Pyramid Construction
Senate District: 5
House District: 63

Original Date Plan/Project

12/10/2002

Plan Description:

RPA1: Adaptive reuse of the Paul Brown Building for 222 apartments, ground floor retail and parking.

RPA2: Adaptive reuse of the Arcade/Wright buildings with condominiums, office, retail and a possible boutique hotel facility

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 160 Actual to Date: 105

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Paul Brown/Arcade Building (352-26)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$234,738.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,264,200.00

Anticipated TOTAL Project Costs: \$143,138,400.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis City

Pet Building (352-65)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Balke Brown Associates
Senate District: 5
House District: 63

Original Date Plan/Project

8/9/2005

Plan Description:

Conversion of the old Pet Building, currently a vacant commercial property into 118 residential units and approximately 8,500sf commercial usage. Total project cost is estimated to be \$40,495,000.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 25 Actual to Date: 5

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Pet Building (352-65)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,322.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,322.00 Amount on Hand: \$2,322.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$40,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Printer's Lofts; 1601-27 Locust Street (352-32)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Printer's Lofts, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

7/23/2004

Plan Description:

RPA1 renovates two existing structures for 17,500sf ground floor commercial and 121,725sf residential space in 74 loft condos, plus parking. RPA2 constructs a mixed-use building on the remainder of the site

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

5 Actual to Date:

5

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Printer's Lofts; 1601-27 Locust Street (352-32)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$24,822.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$191,864.00 Amount on Hand: \$24,824.00

Economic Activity Taxes:

Total received since inception: \$11,383.00 Amount on Hand: (\$2.00)

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,880,000.00

Anticipated TOTAL Project Costs: \$26,502,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Railway Lofts (352-39)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): 1619 Washington, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

3/10/2004

Plan Description:

Renovation of and existing 96,000sf 9-story building for ground floor commercial and 41 residential condominiums

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected:

5 Actual to Date:

3

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City
Railway Lofts (352-39)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,864.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$112,091.00 Amount on Hand: \$2,803.00

Economic Activity Taxes:

Total received since inception: \$4,532.00 Amount on Hand: \$1,061.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,583,379.00

Anticipated TOTAL Project Costs: \$13,216,575.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Scullin Redev/St. Louis Marketplace (352-1)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Coast Commercial
Senate District: 4
House District: 54

Original Date Plan/Project

4/20/1990

Plan Description:

A \$43 million, 461,000sf 'power center' retail facility with four out-parcels supported by 2,450 parking spaces on 52 acres. Public benefit was to demolish largely unused deteriorating Rolling/Mill Steel Company plant and relocate railroad tracks.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development, parcel assembly and relocation costs

Number of New Jobs:

Projected: 500 Actual to Date: 200

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Scullin Redev/St. Louis Marketplace (352-1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$387.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$10,628,343.00 Amount on Hand: \$387.00

Economic Activity Taxes:

Total received since inception: \$10,177,358.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,000,000.00

Anticipated TOTAL Project Costs: \$43,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

St. Louis City

Security Building (352-40)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Security Building Partners, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

3/10/2004

Plan Description:

Renovation of an existing 128,000sf 11-story historic building built in 1891 into office and retail uses

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected:	200	Actual to Date:	81
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Number of Retained Jobs:

Projected:	200	Actual to Date:	150
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St. Louis City
Security Building (352-40)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$233,945.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$196,434.00 Amount on Hand: \$196,434.00

Economic Activity Taxes:

Total received since inception: \$37,511.00 Amount on Hand: \$37,511.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$13,201,397.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Shenandoah Place (352-42)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Minnesota Development Partners, LLC
Senate District: 5
House District: 59
Original Date Plan/Project 3/30/2004
Plan Description:
Renovation of three four-family two story buildings into six for-sale condominiums

Plan/Project Fully operational
Area Type: Blight
But for Determination:
Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:
Projected: Actual to Date:
Number of Retained Jobs:
Projected: Actual to Date:

St. Louis City

Shenandoah Place (352-42)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$15,112.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$14,771.00 Amount on Hand: \$14,771.00

Economic Activity Taxes:

Total received since inception: \$341.00 Amount on Hand: \$341.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$231,540.00

Anticipated TOTAL Project Costs: \$1,549,416.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Soulard Market Apartments-1535 S. 8th St. (352-34)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): Carriage Apartments, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

7/23/2004

Plan Description:

Renovation of the 5-story Welsch Baby Carriage building for 127,032sf residential in 132 apartments and 23,618sf of commercial space plus residential parking

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

5 Actual to Date:

2

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Soulard Market Apartments-1535 S. 8th St. (352-34)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$171.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$96,968.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,420.00 Amount on Hand: \$171.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,400,000.00

Anticipated TOTAL Project Costs: \$29,226,315.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis City

Southside National Bank (352-75)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): Southside National, LLC

Senate District: 4

House District: 67

Original Date Plan/Project

8/9/2005

Plan Description:

Conversion of the old National Bank Building into commercial space and residential units.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

60 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Southside National Bank (352-75)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$6,700,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Southtown (352-31)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): Developers Diversified Realty (DDR)

Senate District: 4

House District: 66

Original Date Plan/Project

7/23/2004

Plan Description:

Construct approximately 97,000sf of one story retail space including two retail strips and three out-parcel developments

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 200 Actual to Date: 45

Number of Retained Jobs:

Projected: 30 Actual to Date:

St. Louis City
Southtown (352-31)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$40,609.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$187,192.00 Amount on Hand: \$280.00

Economic Activity Taxes:

Total received since inception: \$477,326.00 Amount on Hand: \$40,401.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,825,000.00

Property Acquisition and Relocation Costs: \$3,975,000.00

Project Implementation Costs: \$1,700,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,500,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Switzer Building (352-69)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): Clarinet, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

8/5/2005

Plan Description:

Renovation and conversion of a five-story building into 25 residential condominiums and commercial space with related parking.

Plan/Project Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:

25 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Switzer Building (352-69)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,040,000.00

Anticipated TOTAL Project Costs: \$10,900,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Syndicate Trust Building (352-77)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Syndicate Partners, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

1/18/2006

Plan Description:

Renovation and rehabilitation of the Syndicate Trust Building, providing 91 for-sale residential condominiums, 84 loft-style rental apartment units plus office and retail development

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 100 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Syndicate Trust Building (352-77)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,200,000.00

Anticipated TOTAL Project Costs: \$81,775,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis City

Tech Electronics (352-17)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Tech Electronics, Inc.
Senate District: 4
House District: 64

Original Date Plan/Project

2/21/2002

Plan Description:

Construction of a 7,000sf one story office building capable of being expanded to three stories. Project allows Tech Electronics continued growth of its facilities and operation to create up to 45 permanent new full time jobs with salaries from \$55K-\$65K

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	45	Actual to Date:	40
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Number of Retained Jobs:

Projected:	160	Actual to Date:	160
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St. Louis City

Tech Electronics (352-17)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,720.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$78,028.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$37,477.00 Amount on Hand: \$1,720.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$900,000.00

Anticipated TOTAL Project Costs: \$4,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis City

Terra Cotta Annex & Garage (352-29)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): 1501 Locust Partners, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

6/16/2003

Plan Description:

The developer has completed work on the 100 Terra Cotta Loft Condominiums project. This project rehabs the adjacent building for 75 additional condos. The Construction of a parking garage to serve the 175 total units and has been completed.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 76 Actual to Date: 60

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Terra Cotta Annex & Garage (352-29)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,516.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$218,826.00 Amount on Hand: \$8,052.00

Economic Activity Taxes:

Total received since inception: \$79,325.00 Amount on Hand: \$2,464.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,500,000.00

Anticipated TOTAL Project Costs: \$24,398,026.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis City

The Cloisters - 2500 S. 18th Street (352-35)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Restoration St. Louis, Ind.
Senate District: 5
House District: 63

Original Date Plan/Project

7/23/2004

Plan Description:

Renovation of a 27,000sf building complex originally used as a convent and more recently as a nursing home into 21 apartments, plus on-site parking

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected:

Actual to Date:

1

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

The Cloisters - 2500 S. 18th Street (352-35)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$29,304.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$29,304.00 Amount on Hand: \$29,304.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$510,000.00

Anticipated TOTAL Project Costs: \$3,800,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis City

The Loop Center North (352-80B)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Loop Center North, LLC
Senate District: 4
House District: 57

Original Date Plan/Project

1/3/2006

Plan Description:

Construction of a two-story brick building containing a total of 33,600sf for retail and office use

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

71 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

The Loop Center North (352-80B)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10.00 Amount on Hand: \$10.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$905,000.00

Project Implementation Costs: \$245,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$7,200,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis City

The Union Club (352-83)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Gilded Age Renovations, LLC
Senate District: 5
House District: 58

Original Date Plan/Project

3/22/2006

Plan Description:

New mixed-use construction that will consist of commercial, residential space and office space. The Plan calls for 39 residential units, 6,000sf commercial and 8,000sf office spaces.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

50 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City
The Union Club (352-83)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,900,000.00

Anticipated TOTAL Project Costs: \$11,678,070.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis City

The Villas of St. Louis (3949 Lindell) (352-70)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Hepfner, Smith, Airhart and Day, Inc.
Senate District: 5
House District: 58
Original Date Plan/Project
Plan Description:
Construction of 196 residential units and 16,000sf commercial use

8/5/2005

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:

30 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

The Villas of St. Louis (3949 Lindell) (352-70)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,440,000.00

Anticipated TOTAL Project Costs: \$26,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Tudor Building (1818 Washington) (352-91)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): 1818 Washington / Tudor Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project

2/20/2007

Plan Description:

Renovation of the Tudor Building into first floor retail and second floor residential condominiums

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

75 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Tudor Building (1818 Washington) (352-91)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,380,000.00

Anticipated TOTAL Project Costs: \$33,900,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis City

Ventana Lofts (352-68)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): Jacob Development Group, LLC
Senate District: 5
House District: 63

Original Date Plan/Project

8/5/2005

Plan Description:

Conversion of a nine-story building into 96 residential condominium units, commercial space and parking.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:

5 Actual to Date:

10

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Ventana Lofts (352-68)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$698.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$698.00 Amount on Hand: \$698.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,330,000.00

Anticipated TOTAL Project Costs: \$20,900,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Walter Knoll Florist Row (352-27)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): W. C. & D. Enterprises (Walter Knoll Florist)
Senate District: 5
House District: 63

Original Date Plan/Project

12/10/2002

Plan Description:

Renovate and expand buildings to accommodate a relocated floral community for wholesale/retail businesses. Florist Row is the center of the wholesale florist industry in the city, but is in need of public infrastructure to keep updated

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 70 Actual to Date: 60

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Walter Knoll Florist Row (352-27)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$750.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$25,470.00 Amount on Hand: \$68.00

Economic Activity Taxes:

Total received since inception: \$127,752.00 Amount on Hand: \$682.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$3,013,650.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis City

Warehouse of Fixtures (352-50)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): University Village Apartments, LP
Senate District: 5
House District: 64

Original Date Plan/Project

8/2/2004

Plan Description:

Renovation of seven buildings totaling 340,000sf into 200 loft apartment units, commercial uses and related parking

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 170 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Warehouse of Fixtures (352-50)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$152,529.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$125,420.00 Amount on Hand: \$125,420.00

Economic Activity Taxes:

Total received since inception: \$27,109.00 Amount on Hand: \$27,109.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,100,000.00

Anticipated TOTAL Project Costs: \$53,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

Washington East Condominiums (352-54)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): Pyramid Construction, Inc.

Senate District: 5

House District: 63

Original Date Plan/Project

12/21/2004

Plan Description:

Redevelopment of the various listed Washington Street addresses and 1010 Lucas Street to renovate four loft buildings for retail, office, and residential condos with parking

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:

64 Actual to Date:

42

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Washington East Condominiums (352-54)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$115,837.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$99,613.00 Amount on Hand: \$99,613.00

Economic Activity Taxes:

Total received since inception: \$16,224.00 Amount on Hand: \$16,224.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,300,000.00

Anticipated TOTAL Project Costs: \$54,300,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis City

West Town Lofts (352-71)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): KN & C, LLC
Senate District: 5
House District: 63
Original Date Plan/Project

8/9/2005

Plan Description:

Development of approximately 80 residential condominiums, three penthouse loft condominium units and 24,000sf commercial space

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

50 Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City
West Town Lofts (352-71)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$18,600,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Willy's Overland Building (352-66)

Contact Agency: St. Louis City
Contact Phone: 314-259-3424
Developer(s): The National System, Inc.
Senate District: 5
House District: 63

Original Date Plan/Project

6/27/2005

Plan Description:

Acquire, renovate and equip the old Willy's Overland Building, formerly known as the SJI Building for National Systems Inc. The total cost of this project is approximately \$12.3 million.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 200 Actual to Date: 200

Number of Retained Jobs:

Projected: Actual to Date:

St. Louis City

Willy's Overland Building (352-66)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$986.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$986.00 Amount on Hand: \$986.00

Economic Activity Taxes:

Total received since inception: \$116,068.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$12,300,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis City

Windows Lofts - 1601 Washington Avenue (352-33)

Contact Agency: St. Louis City

Contact Phone: 314-259-3424

Developer(s): 1601 Washington, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

7/23/2004

Plan Description:

Renovation of an existing 120,000sf building for 75,250sf of commercial uses and 45,150sf residential in 33 loft condominiums

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

82 Actual to Date:

60

Number of Retained Jobs:

Projected:

Actual to Date:

St. Louis City

Windows Lofts - 1601 Washington Avenue (352-33)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$32,049.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$101,499.00 Amount on Hand: \$5,205.00

Economic Activity Taxes:

Total received since inception: \$41,576.00 Amount on Hand: \$26,844.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$15,835,160.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Peters

Old Town

Contact Agency: St. Peters
Contact Phone: 636-477-9077

Developer(s):

Senate District: 23

House District: 17

Original Date Plan/Project

5/23/1996

Plan Description:

Use of TIF funding to increase flood protection for the project area from 100 year to 500 year high water levels to encourage redevelopment of tracts fronting on I-70 for retail commercial purposes and revitalization of the Old Town district.

Plan/Project Seeking developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:

Actual to Date:

88

Number of Retained Jobs:

Projected:

Actual to Date:

St. Peters
Old Town

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,442,026.52 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,819,299.86 Amount on Hand: \$1,319,998.84

Economic Activity Taxes:

Total received since inception: \$2,303,561.57 Amount on Hand: \$1,122,027.68

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,130,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,330,000.00

Anticipated TOTAL Project Costs: \$236,100,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Peters

St. Peters Centre Redevelopment Area

Contact Agency: St. Peters

Contact Phone: 636-477-9077

Developer(s): Costco Wholesale Corporation; The Midland Group

Senate District: 23

House District: 17

Original Date Plan/Project

12/29/1992

Plan Description:

Construction of the 124,000sf RecPlex facility, 146,000sf Costco retail facility, 110,000sf 'power' retail center of high-end stores and restaurants and Class A office space

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 300 Actual to Date: 1287

Number of Retained Jobs:

Projected: Actual to Date:

St. Peters

St. Peters Centre Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,088,381.69 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$14,124,764.09 Amount on Hand: \$4,842,761.85

Economic Activity Taxes:

Total received since inception: \$14,070,460.36 Amount on Hand: \$1,245,619.84

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,974,642.00

Property Acquisition and Relocation Costs: \$4,074.00

Project Implementation Costs: \$117,284.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,096,000.00

Anticipated TOTAL Project Costs: \$36,771,000.00

Financing Method: General Obligation Bonds

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 5

St. Peters

St. Peters Route 370 TIF

Contact Agency: St. Peters

Contact Phone: 636-477-9077

Developer(s): Gundaker Commercial Group, Duke Realty, Kaplan Dev

Senate District: 23

House District: 17

Original Date Plan/Project

12/16/1999

Plan Description:

Construction of a mixed-use development area including office/warehouse, manufacturing, dining, entertainment, hotel/conference center cultural and recreation facilities

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, and required significant public infrastructure investment to construct adequate capacity to support development of the project

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

St. Peters
St. Peters Route 370 TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$51,480.12 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$170,623.30 Amount on Hand: \$36,552.79

Economic Activity Taxes:

Total received since inception: \$56,714.66 Amount on Hand: \$14,927.33

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$70,000,000.00

Anticipated TOTAL Project Costs: \$131,092,500.00

Financing Method: TIF Bond; General Obligation Bonds; Other Bonding;

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Ste. Genevieve

Valle Springs TIF District

Contact Agency: Ste. Genevieve

Contact Phone: 573-883-5400

Developer(s):

Senate District: 20

House District: 155

Original Date Plan/Project

12/22/1992

Plan Description:

Property assembly, infrastructure construction and improvements, site prep and relocation assistance to develop a retail center and an industrial/commercial park facility

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	120	Actual to Date:	406
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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Ste. Genevieve

Valle Springs TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,021.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,834,048.00 Amount on Hand: \$12,021.00

Economic Activity Taxes:

Total received since inception: \$1,956,896.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,129,134.00

Property Acquisition and Relocation Costs: \$2,729,000.00

Project Implementation Costs: \$83,124.00

Other: \$308,742.00

Other: \$150,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,400,000.00

Anticipated TOTAL Project Costs: \$14,534,009.00

Financing Method: Pay-as-you-go; TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Trenton

Trenton AMS Mall TIF Project

Contact Agency: Trenton
Contact Phone: 660-359-4310
Developer(s): Trenton AMS, LLC
Senate District: 12
House District: 3
Original Date Plan/Project
Plan Description:
Not provided in current report

8/14/2003

Plan/Project Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

Trenton

Trenton AMS Mall TIF Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$220.80 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$222,598.00

Anticipated TOTAL Project Costs: \$222,598.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Unionville

Unionville TIF District

Contact Agency: Unionville
Contact Phone: 660-947-2438
Developer(s):
Senate District: 18
House District: 2
Original Date Plan/Project

12/2/1999

Plan Description:

Rebuild sewer & water lines, install new sidewalks and related streetscape improvements for the purpose of enhancing commercial business redevelopment in the downtown core of the city of Unionville.

Plan/Project Seeking developer

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:

3 Actual to Date:

3

Number of Retained Jobs:

Projected:

Actual to Date:

Unionville

Unionville TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$11,953.68 As of: 8/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$37,361.33 Amount on Hand: \$11,953.68

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$574,520.00

Anticipated TOTAL Project Costs: \$574,520.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

University City
Olive Central TIF

Contact Agency: University City

Contact Phone: 314-505-8502

Developer(s):

Senate District:

House District:

Original Date Plan/Project

7/1/1988

Plan Description:

Acquisition of key properties along major commercial corridor.

Plan/Project Fully operational

Area Type: Blight, Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions;
required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

University City
Olive Central TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$605,172.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,570,529.00 Amount on Hand: \$605,172.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not stated in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

University City

Olive East TIF

Contact Agency: University City

Contact Phone: 314-505-8502

Developer(s):

Senate District:

House District:

Original Date Plan/Project

7/1/1994

Plan Description:

Development of a major chain grocery store to serve the community as well as other commercial services

Plan/Project Inactive

Area Type: Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

University City

Olive East TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$184,498.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$3,979,259.00 Amount on Hand: \$184,498.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not stated in report

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Washington

Downtown Washington Redevelopment Plan TIF

Contact Agency: Washington
Contact Phone: 636-390-1000
Developer(s): Various
Senate District: 26
House District: 109
Original Date Plan/Project

2/20/2007

Plan Description:

Comprehensive street scape improvements, utility repositioning, storefront facade improvements, relocation of certain industrial facilities to new sites removed from the project areas, costs of surveys, plans, specs, etc.

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development; parcel assembly and relocation costs

Number of New Jobs:

Projected: 45 Actual to Date:

Number of Retained Jobs:

Projected: 95 Actual to Date: 95

Washington

Downtown Washington Redevelopment Plan TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,880,000.00

Property Acquisition and Relocation Costs: \$3,450,000.00

Project Implementation Costs: \$0.00

Other: \$1,118,695.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,448,695.00

Anticipated TOTAL Project Costs: \$35,537,250.00

Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Wayland

Wayland Hwy 27 TIF Plan

Contact Agency: Wayland

Contact Phone: 660-754-5732

Developer(s): Flying J

Senate District:

House District:

Original Date Plan/Project

5/6/2002

Plan Description:

Extend water, sewer and other necessary infrastructure to the site for initial construction of a 10,700sf Flying J Travel Plaza

Plan/Project Seeking developer

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

85

Number of Retained Jobs:

Projected:

Actual to Date:

Wayland

Wayland Hwy 27 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$27,491.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$611.00 Amount on Hand: \$611.00

Economic Activity Taxes:

Total received since inception: \$28,593.00 Amount on Hand: \$27,491.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$963,049.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$963,049.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20